appendix b - development standards & design guidelines

B1 Design Concept and Guiding Principles

The mountain environment provides the basis for the overall character of the landscape and buildings within the Village at Squaw Valley area. The design of all buildings and related improvements build upon and reinforce the vision of establishing an interconnected, pedestrian-oriented mountain community while addressing the goals and objectives laid forth in this Specific Plan. To assist in the design of site, landscape and building improvements, this set of Guidelines and Standards shape the site improvements, architecture and landscapes built here. The underlying objective is to produce a mountain village identity—one that is unified but still diverse—through architecture and landscaping that celebrates and connects to this unique Sierra Nevada setting. The following objectives describe the guiding principles for all site improvements within the Specific Plan:

- To extend the forested landscape into the Village so that a strong sense of place is established. The vision begins with the notion of establishing a forested environment within the Village that draws from the regional landscape ecosystem. Buildings then may be sited to blend in with, rather than dominate their surroundings while reinforcing the connection to the mountain environment.

- To design buildings and landscapes that reinforce and "form" the Village pedestrian network. All site improvements are to ensure that a robust pedestrian network is established so that all neighborhoods, amenities and outdoor recreation areas are connected. The Plan is organized around an interconnected network of plazas, pathways, courts and passageways that emphasizes the "pedestrian first." All buildings should include amenities, building forms and landscape designs that link to and animate this overall system.

- To encourage sustainable building systems, infrastructure, materials and construction techniques in all designs and improvements. Reducing consumption of materials and energy, reducing waste and making intelligent choices about how a building is used benefits both Squaw Valley and the surrounding ecosystem. The Village is committed to the implementation of sustainable concepts that emphasize an integrated systems approach.

- To maintain scenic view corridors to the surrounding mountain peaks from Village areas. Ensuring that views to the prominent mountain peaks are maintained is a key principle in establishing a village environment connected to this mountain setting.

- To create a varied built fabric that reflects a true mountain

Village aesthetic. Ensuring that the Village environment is a coherent mix of building masses, heights and materials creates a vibrant pedestrian experience. The foundation to creating this built environment is to establish a clear system of hierarchy. To achieve this goal, these Development Standards identify "Landmark," "High," "Medium," and "Low" intensity development sites.

B2 Overview of Development Standards and Guidelines

B.2.1 Slope

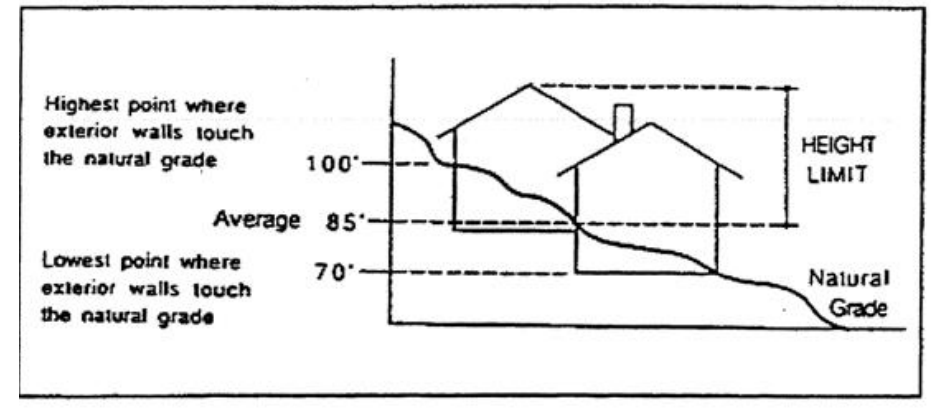
The Development Standards and Guidelines described in this document provide a regulatory framework by which the goals and policies outlined in the Specific Plan shall be implemented. Adopted by ordinance, these Development Standards and Guidelines will serve as a guideline for orderly development, improvements, and construction within the Plan Area. This document should be used in conjunction with the Specific Plan.

Development Standards and Guidelines provide qualitative design intent through descriptions and illustrations. Guidelines allow for flexibility and interpretation so long as the intent of the Guidelines is upheld. Guideline statements use words like "should," "may," "encouraged," and "discouraged."

These Development Standards and Guidelines shall supersede any conflicting Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) standards and, as set forth herein, take precedence. These standards apply exclusively to the Plan Area. Where standards are not explicitly described in this document, those standards contained in the SVGPLUO and Placer County Zoning Ordinance (PCZO) shall apply.

Should individual projects differ, but be substantially consistent with the intent of these Standards, minor deviations may be allowed under certain circumstances. Consistency between any development proposal within the Plan Area and the Specific Plan shall be determined by the Planning Director. Appeals may be made to the Planning Commission.

B2.2 Definitions



Excerpt from Placer County Zoning Ordinance Figure 17.04.030-2A.

Definitions and terminology in this document supplement and supersede definitions found in the SVGPLUO and the Placer County Zoning Ordinance (PCZO). Refer to Section 17.04.030 of the Placer County Zoning Ordinance for definitions and terminology not specifically described in the body of this document. The following is a partial list of definitions for use with the development diagrams.

Building Height – The vertical distance from the average level of the highest and lowest point of that portion of the lot or building site covered by the building to the topmost point of the structure, excluding chimneys or vents. For buildings that utilize podium parking, the podium height shall be included in the building height calculation. Podiums will have a maximum of two levels (21 feet) with a minimum of 0.5 levels sub-surface where feasible. In areas of low water table, podiums may be completely sub-grade. For the purpose of determining the height limits in all zones the datum shall mean sea level unless otherwise specified.

F.A.R. – Floor Area Ratio (F.A.R) is the ratio between the useable floor area of buildings and the total lot area on which the building stands. Floor area includes the total floor area of each floor of all buildings on a site, including internal circulation (halls, lobbies, and stairways, etc.), as measured from the outside faces of exterior walls. Elevator shafts, covered porches, balconies, and carports shall be excluded from the floor area. No portion of the room which measures less than five feet from the finished floor to the finished ceiling shall be included in any computation of gross floor area in the building.

Landscape Zone –Landscape corridors and buffers within neighborhoods that provide visual buffers and links to the surrounding forested areas. Does not include roads, parking areas or areas covered by buildings, garages or carports. May include pervious trails or fields, or areas for passive recreational activities but not paved sports facilities.

Village Open Space – This area is the combination of "Landscape Zone" and "Pedestrian Corridor" areas as defined in this ordinance.

Pedestrian Corridor – Refers to both primary and secondary Pedestrian Corridors. Primary pedestrian corridors are the main pathways that interconnect all neighborhoods within the Village. Secondary pedestrian corridors are the smaller passageways, alleys, and lanes within each Village neighborhood. These areas may include paving, signs, lighting, landscape, decks, recreational amenities (such as ice rinks, ski trails), emergency vehicle access, and/or any elements that help to animate the pedestrian network throughout the Village. Accessory or utility buildings are allowed in these areas provided they do not exceed 200 square feet.

Setback - An area on a lot where no buildings, structures, or additions to them may be located. Setbacks may be required between buildings, structures and property lines; between buildings and structures themselves; between buildings, structures and natural features such as watercourses; or between other features of site development. Refer to Development diagrams found in Section B.3 of this document for additional setback information.

Story – Per the PCZO, "that portion of a building included between

the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused floor space is more than six feet above the natural grade of the building site for more than fifty (50) percent of the total perimeter of a building or is more than twelve (12) feet above natural grade at any point, such usable or unused under-floor space shall be considered a story."

Water quality features – Low impact development (LID) storm water mitigation techniques, which lower the peak runoff and/or treat the runoff at/near the storm water source. Examples include bioswales, rain gardens, and cisterns.

B2.3 Modifications

The Development Standards and Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance. A concurrent Specific Plan Amendment shall not be required to revise the Development Standards provided the request satisfies all of the following:

- The revision to the Development Standards and Guidelines does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Guidelines.
- The revision to the Development Standards and Guidelines does not materially change the general land use pattern of the Plan Area.
- The revision to the Development Standards and Guidelines is consistent with the Specific Plan.
- No increase in the overall density will result through the revision to the Development Standards and Guidelines.

B2.4 Unidentified Uses

If a use is not specifically identified in the Development Standards and Guidelines, but permitted under the Placer County Zoning Ordinance, it may be allowed as a permitted or conditionally permitted use. This use must be consistent with the intent and purpose of the Specific Plan and compatible with adjacent land uses. Determinations on whether an unidentified use may be allowed shall be made in accordance with Section 17.02.050 of the Placer County Zoning Ordinance.

B2.5 Enforcement

The Development Standards and Guidelines shall be enforceable by the Planning Director or designee in a manner similar to other

provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/ Site Review Committee shall make a finding of consistency among the development plan, the Specific Plan and the Development Standards Guidelines.

B2.6 Allowable Land Uses and Permit Requirements

The five land use areas each have its own set of permitted, not permitted, and conditionally permitted uses. These are laid out in Table 3.2 – Allowed Uses (see Section 3.3 of this Specific Plan). Table 3.2 shall be used in conjunction with Section 17.06.030 Allowable Land Uses and Permit Requirements of the Placer County Zoning Ordinance. Land uses in Table 3.2 are identified as subject to one of the land use permit requirements outlined in Section 17.06.050 Land Use and Permit Tables of the Placer County Zoning Ordinance. Refer to Appendix A of this document for land use definitions.

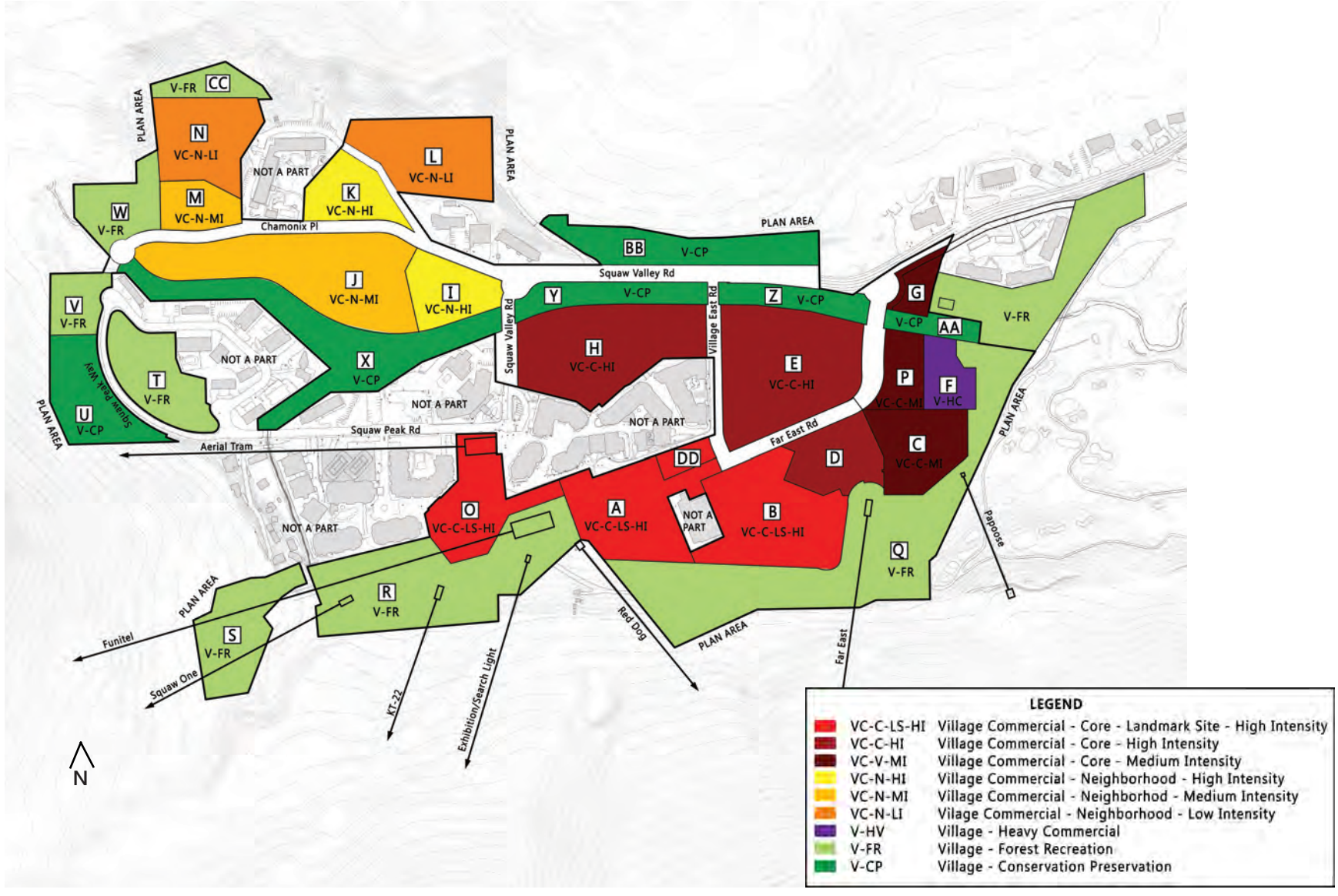


Figure B-1– Site Land Use & Zoning

Land Use Designation		Zoning		Site
Village Commercial- Core	*VC-C*	Landmark Site Highest Intensity	VC-C-LS-HI	A, B, O, DD
		High Intensity	VC-C-HI	D, E, H
		Medium Intensity	VC-C-MI	C, G, P
Village Commercial- Neighborhood	*VC-N*	High Intensity	VC-N-HI	I, K
		Medium Intensity	VC-N-MI	J, M
		Low Intensity	V-MN-LI	L, N
Village- Heavy Commerical	*V-HC*	--	--	F
Village- Forest Recreation	*V-FR*	--	--	--
Village- Conservation Preserve	*V-CP*	--	--	--

Table B-1– Comparison of land Uses, Zoning, & Site Identification

Land Use Type	*Minimum Number of Parking Spaces Required*
Transient Lodging Uses	
Hotel - 1 Bedroom Unit	1.03 spaces per unit
Hotel - 2 Bedroom Unit	1.28 spaces per unit
Hotel - 3 Bedroom Unit	1.53 spaces per unit
Residential Uses	
Residential/Timeshare - 2 Bedroom Unit	1.25 spaces per unit
Residential/Timeshare - 3 Bedroom Unit	1.50 spaces per unit
Retail Trade Uses	
Retail	1 space per 1,754 sf of use area
Restuarant	1 space per 100 sf of use area
Mountain Adventure and Aquatics Center	1 space per 2,500 sf of use area

Table B-2–Parking Standards per Land Use

B3 Site Development Standards and Guidelines

The Plan area is divided into a series of "Sites", and each Site is assigned a land use category (see Figure 2.2- Land Use Plan in Section 2.3) and a zoning category (Refer to Development Diagrams in Sections B3.1 – B3.4). The land use category regulates the uses allowed on the site and the zoning category defines the intensity of use as described in the Development Standard diagrams herein.

B3.1 Comparison of Land Uses, Zones and Sites

The following table helps the reader relate the sites to its land use and zoning categories:

B3.2 Village Commercial - Core

The Village Commercial - Core (VC-C) land use designates a pedestrian-oriented, mixed-use area. Sites within VC-C are further divided into three zoning categories: *Landmark Site-Highest Intensity* (VC-C-LS-HI), *High Intensity* (VC-C-HI), and *Medium Intensity* (VC-C-MI). VC-C-LS-HI sites allow for the highest intensity, floor area ratio and Building Heights. These sites are prominently located along the snow beach frontage and development here seeks to create landmark buildings that provide a strong visual and architectural framework while activating the Village Core. VC-C-HI and VC-C-MI sites are designed to be complimentary to the Landmark sites to create varied heights and massing while providing a clear hierarchy for the built fabric of the Village.

B3.3 Village Commercial - Neighborhood

The Village Commercial – Neighborhood (VC-N) land use designates mixed-used neighborhoods that have a residential emphasis and are complementary and well connected to the Village Core by the vehicular and pedestrian network. Sites within the VC-N zone are designated High Intensity (VC-N-HI), Medium Intensity (VC-N-MI) and Low Intensity (VC-N-LI). The high and medium zones reinforce the establishment of a diverse building fabric by establishing a clear hierarchy of building improvements as well as creating a landscape buffer to the adjacent Squaw Creek Corridor. The low intensity zone is the least intensively developed and creates a gradual transition to the adjacent neighborhoods and forested areas, incorporating landscape buffers and corridors.

B3.4 Village - Heavy Commercial

The Heavy Commercial land use designates a storage and maintenance site for resort operations and is located to provide convenient access to ski and recreational areas and to minimize impacts to adjacent uses. This low intensity zone with low floor area ratio and Building Height serves as a transitional land use to adjacent uses.

B3.5 Snow Storage Areas

The 1983 Squaw Valley General Plan, section 121, stipulates that the snow storage area shall be 20% of the plow areas. The post development access pathways, roadways, surface parking, and potential open rooftop parking areas requiring snow removal is approximately 10.97 acres. Applying the 20% rule equates to 2.19 acres of snow storage required.

Pedestrian areas internal to each neighborhood or phase will define snow storage locations through the entitlement review process for each successive phase of development. The available area adjacent to each proposed roadway, beyond the right-of-way varies as follows and illustrated on Figure B-2 –Snow Storage Areas:

- Section A: Far East Road – None Available;
- Section B: Squaw Valley Road – 25' on the North Side ONLY;
- Section C: Squaw Valley Road – 10' on the East Side;
- Section D: Village East Road – 5' on the West Side and 10' on the East Side;
- Section E: Far East Road – 5' on the North Side;
- Section F: Chamonix Place – 5' on Both Sides;
- Section G: Secondary Road – 10' on the East Side;
- Section H: Secondary Road – None Available;
- Section I: Lane – 10' on Both Sides;
- Section J: Far East Road Bridge – None Available;
- Section K: Village East Road Bridge – None Available; and
- Section L: Squaw Valley Road Bridge – None Available.

The net snow storage area adjacent to the onsite roadways, based on the information above, is approximately 2.2 acres. This area more than accommodates the required snow storage area.

Off hauling may be utilized when warranted and is highly dependent upon the snow conditions within any given snow season. Snow storage shall be stored upstream of water quality devices. Some examples of the devices include, but are not limited to, vegetated filter strips and inlet inserts. The water quality for areas of snow storage is covered more in depth as part of the Master Drainage Study.

Figure B-2– Building A

Legend

- Site Boundary
- Building Setback

Building Height

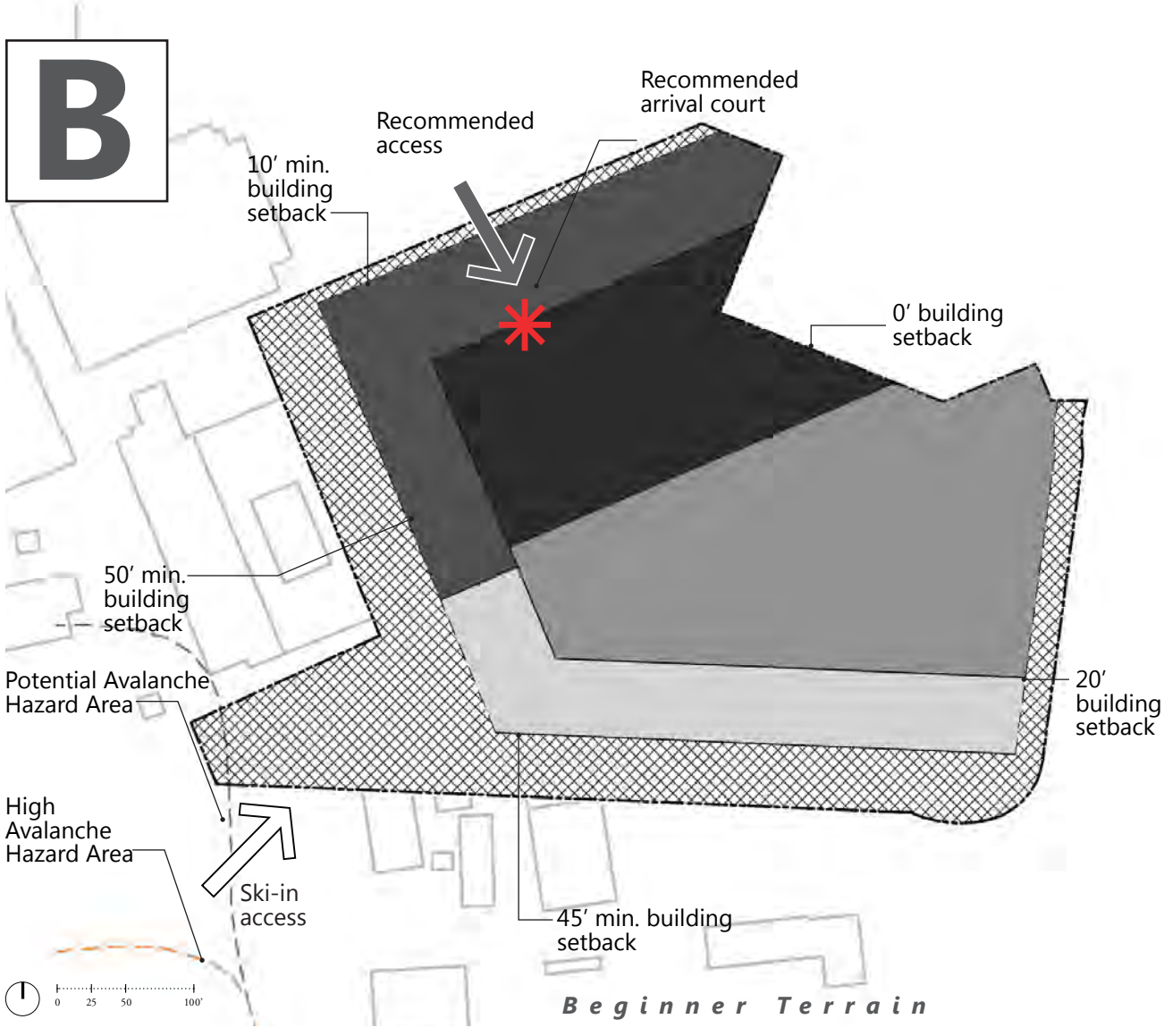
- 4 stories max. (64' max.)
- 6 stories max. (88' max.)

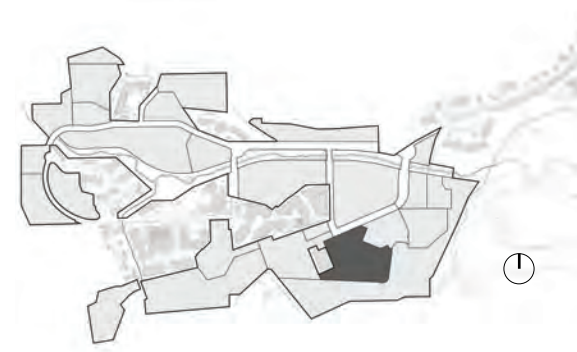
Village Open Space

- Pedestrian Corridor

Development Standards	
Site A	VC-C-LS-HI
Site Area	3.96 ac
Setbacks	Refer to Diagram
Village Open Space	50% min.
Lodging Density	31 du/ac max.
F.A.R.	1.1 max.
Walls + Fencing	Refer to Guidelines

Figure B-3– Building B





Legend

- Site Boundary
- Building Setback

Building Height

- 3 stories max. (61' max.)
- 4 stories max. (73' max.)
- 6 stories max. 97' max.)
- 8 stories max. (125' max.)

Village Open Space

- Pedestrian Corridor

Development Standards	
Site B	VC-C-LS-HI
Site Area	4.82 ac
Setbacks	Refer to Diagram
Village Open Space	25% min.
Lodging Density	35 du/ac max.
F.A.R.	1.5 max.
Walls + Fencing	Refer to Guidelines

Figure B-4– Building O

Legend

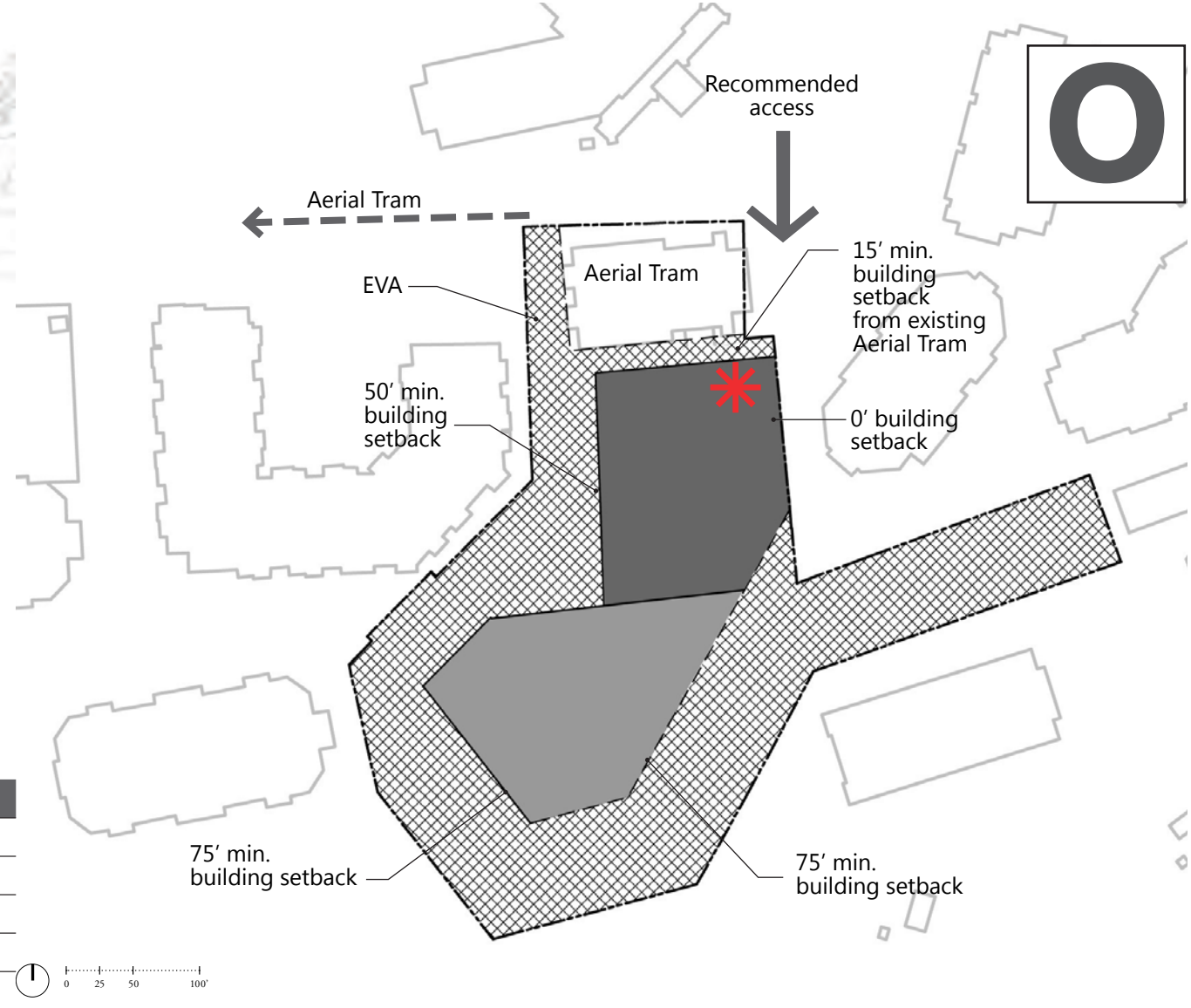
- Site Boundary
- Building Setback

Building Height

- 3 stories max. (52' max.)
- 6 stories max. (88' max.)

Village Open Space

- Pedestrian Corridor



Development Standards	
Site O	VC-C-LS-HI
Site Area	3.03 ac
Setbacks	Refer to Diagram
Village Open Space	50% min.
Lodging Density	20 du/ac max.
F.A.R.	1.1 max
Walls + Fencing	Refer to Guidelines

DD

Figure B-5– Building DD

Legend

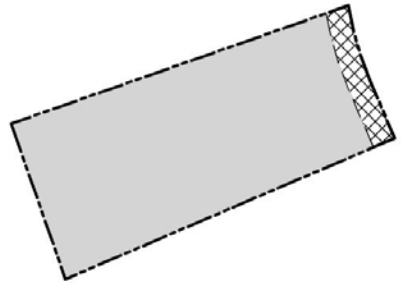
- Site Boundary
- Building Setback

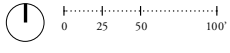
Building Height

- 2 stories max. (40' max.)

Village Open Space

- Pedestrian Corridor





Development Standards	
Site DD	VC-C-LS-H1
Site Area	0.52 ac
Setbacks	Refer to Diagram
Village Open Space	10%
Lodging Density	n/a
F.A.R.	0.8 max.
Walls + Fencing	Refer to Guidelines

Figure B-6– Building D

Legend

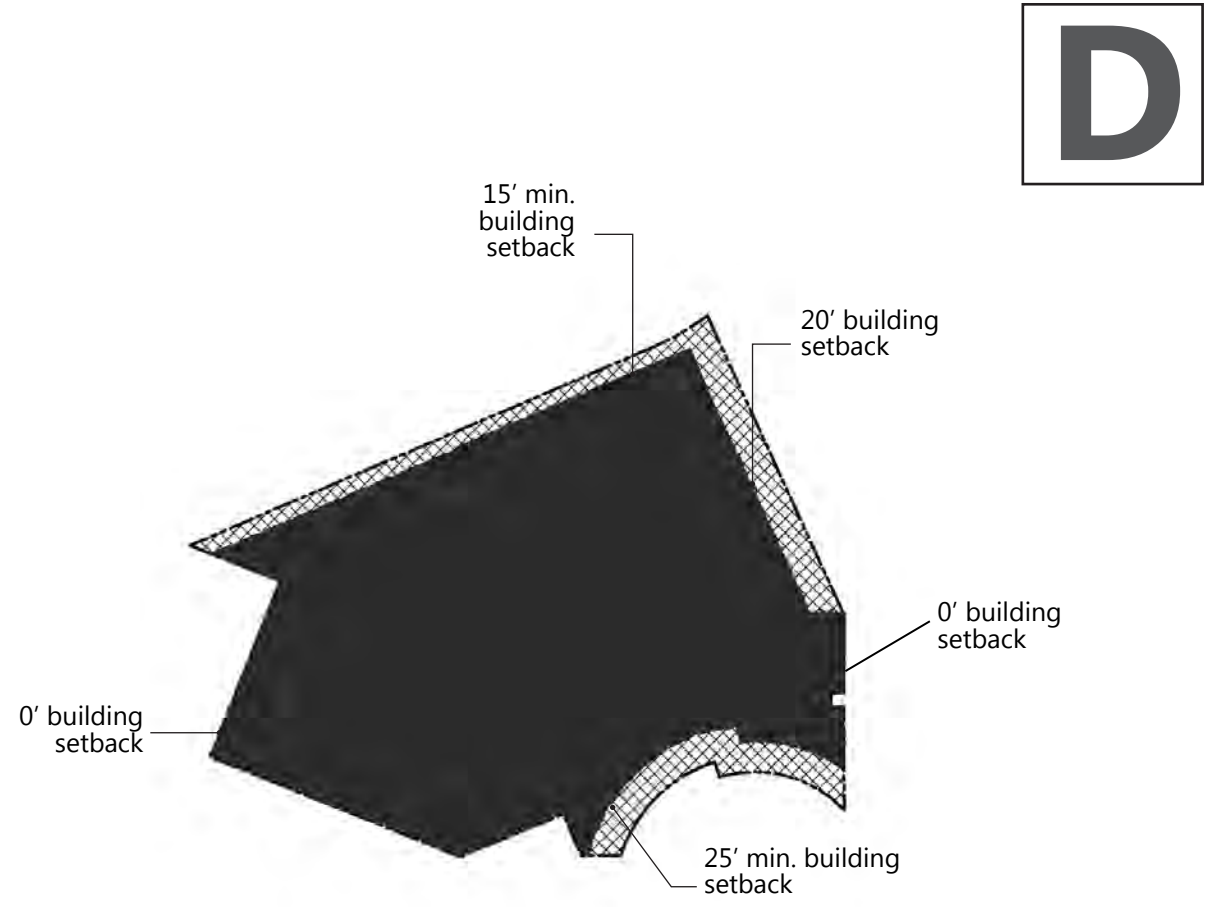
- Site Boundary
- Building Setback

Building Height

- 108' max.

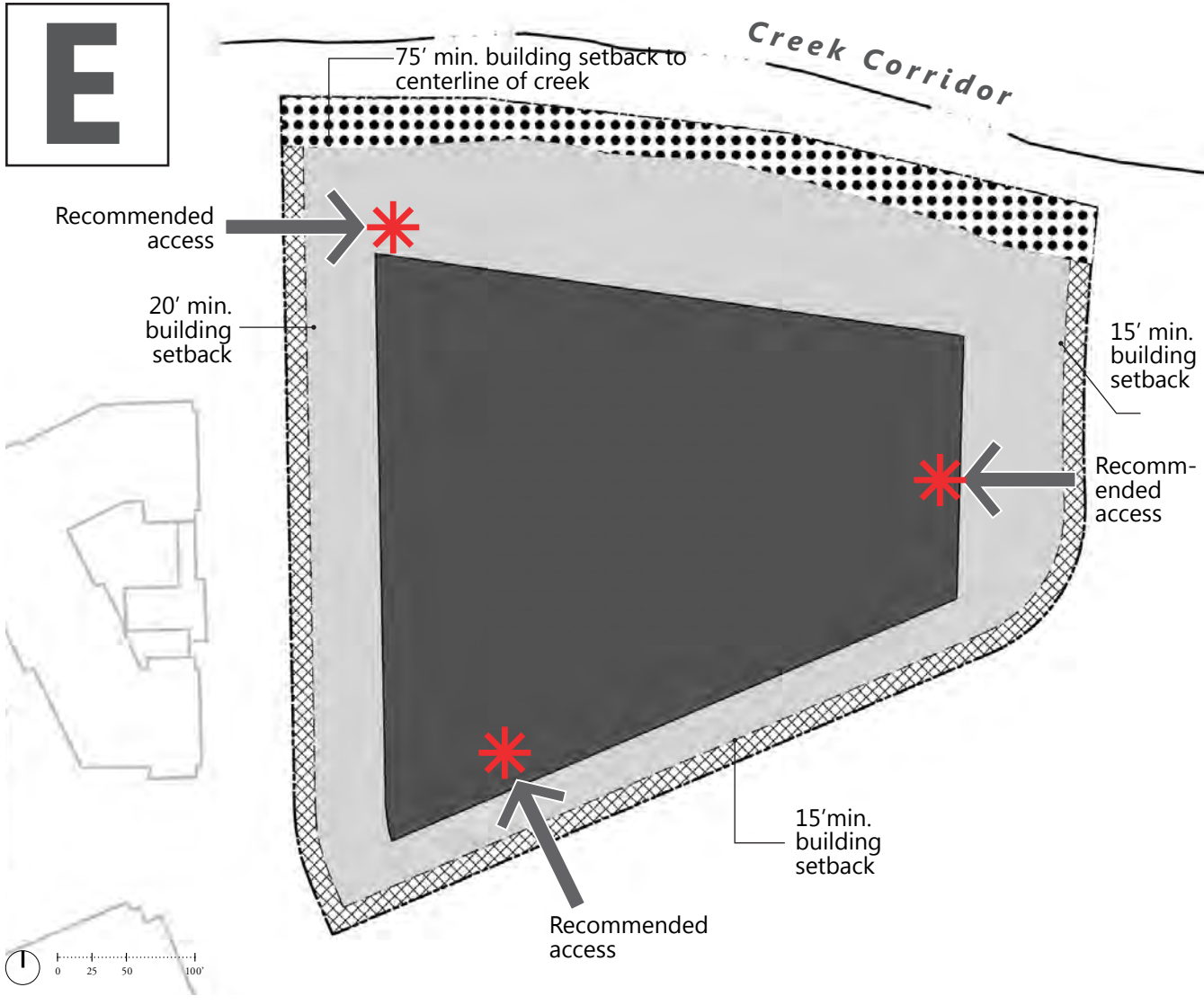
Village Open Space

- Pedestrian Corridor



Development Standards	
Site D	VC-C-HI
Site Area	2.14 ac
Setbacks	Refer to Diagram
Village Open Space	10% min.
Lodging Density	n/a
F.A.R.	1.5 max.
Walls + Fencing	Refer to Guidelines

Figure B-7– Building E



Legend

- Site Boundary
- Building Setback

Building Height

- 3 stories max. (73' max.)
- 5 stories max. (97' max.)

Village Open Space

- Pedestrian Corridor
- Landscape & Emergency Vehicle Access Zone
- Pedestrian & Bicycle Path

Development Standards	
Site E	VC-C-HI
Site Area	5.88 ac
Setbacks	Refer to Diagram
Village Open Space	20% min.
Lodging Density	30 du/ac max.
F.A.R.	1.3 max.
Walls + Fencing	Refer to Guidelines

Figure B-8– Building H

Legend

- Site Boundary
- Building Setback

Building Height

- 3 stories max. (73′ max.)

Village Open Space

- Pedestrian Corridor
- Landscape & Emergency Vehicle Access Zone
- Pedestrian & Bicycle Path

Development Standards	
Site H	VC-C-HI
Site Area	5.45 ac
Setbacks	Refer to Diagram
Village Open Space	30% min.
Lodging Density	23 du/ac max.
F.A.R.	1.1 max.
Walls + Fencing	Refer to Guidelines

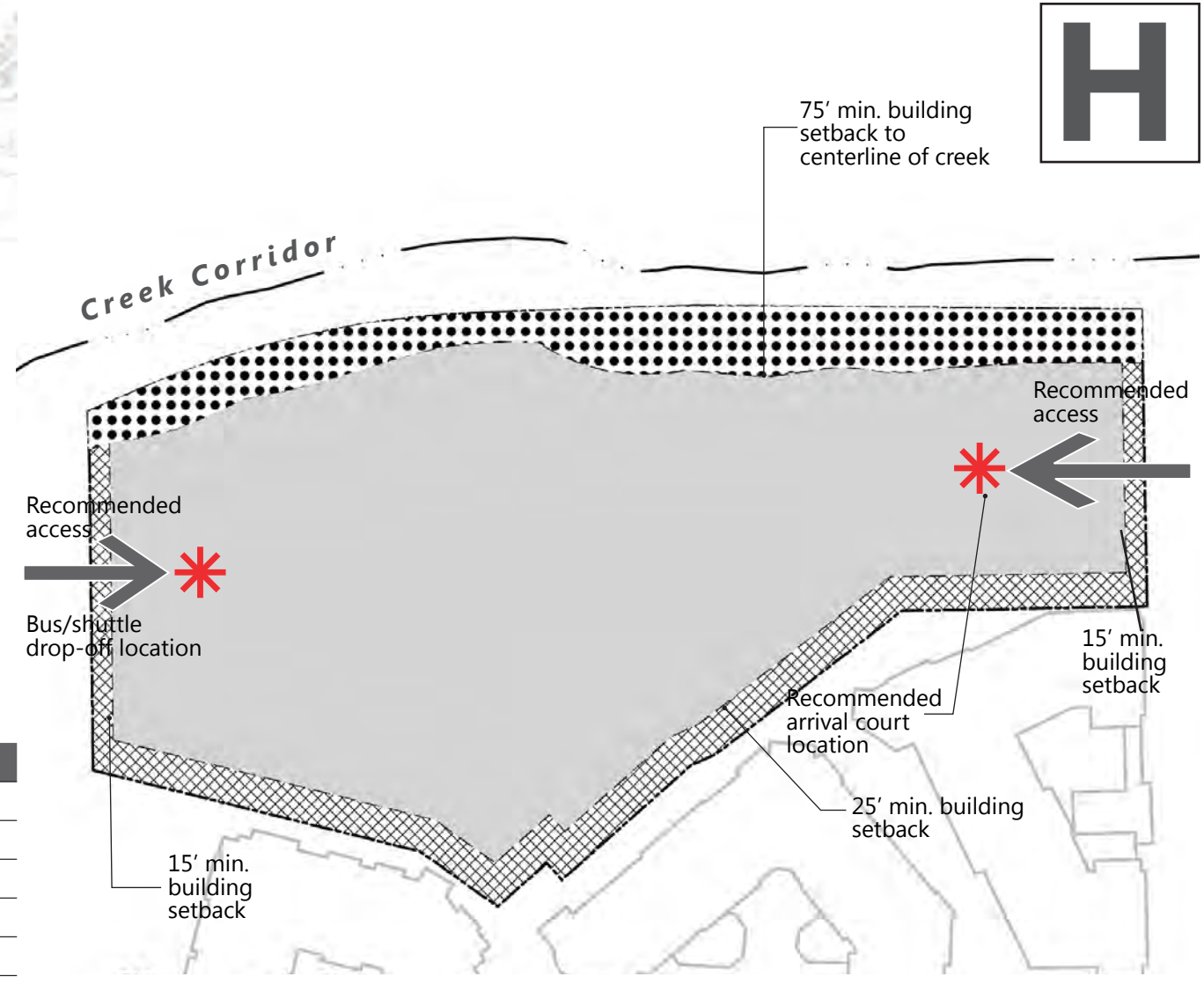
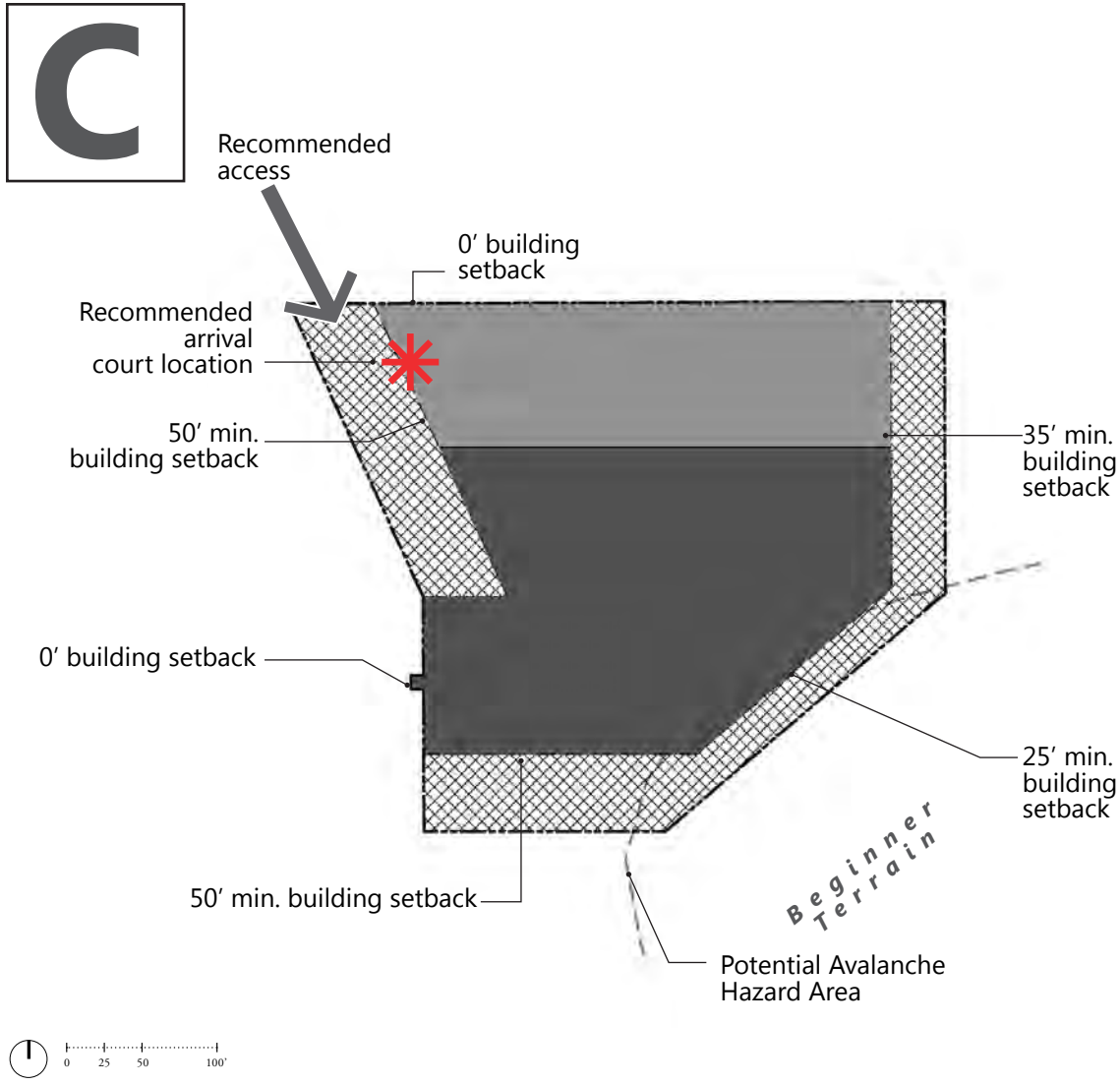


Figure B-9– Building C



Legend

- Site Boundary
- Building Setback

Building Height

- 4 stories max. (70′ max.)
- 6 stories max. (94′ max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone

Development Standards	
Site C	VC-C-MI
Site Area	2.56 ac
Setbacks	Refer to Diagram
Village Open Space	25% min.
Lodging Density	30 du/ac max.
F.A.R.	1.5 max.
Walls + Fencing	Refer to Guidelines

Figure B-10– Building G

Legend

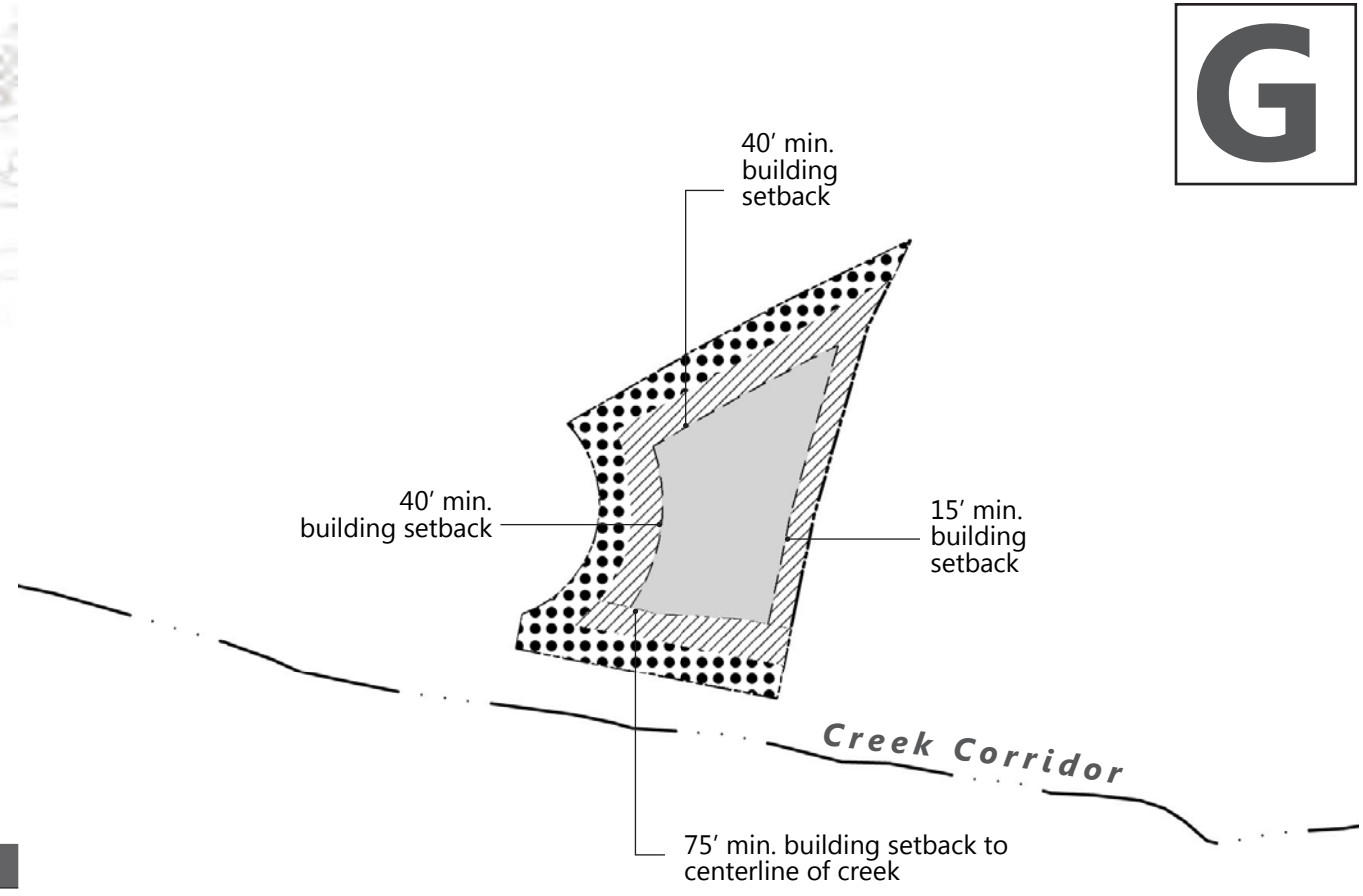
- Site Boundary
- Building Setback

Building Height

- single story max. (30' max.)

Village Open Space

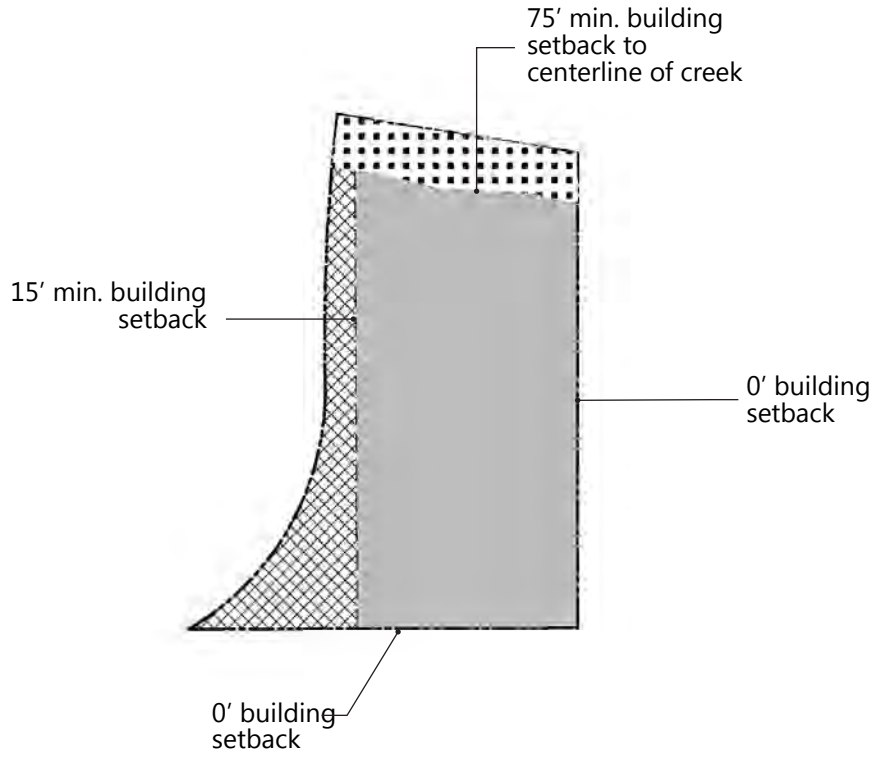
- Pedestrian Corridor
- Landscape Zone
- Pedestrian & Bicycle Path



Development Standards	
Site G	VC-C-MI
Site Area	0.81 ac
Setbacks	Refer to Diagram
Village Open Space	50% min.
Lodging Density	n/a
F.A.R.	n/a
Walls + Fencing	Refer to Guidelines

Figure B-11– Building P

P



Legend

- Site Boundary
- Building Setback

Building Height

- 4 stories max. (64′ max.)

Village Open Space

- Pedestrian Corridor
- Vehicle Access

Development Standards	
Site P	VC-C-MI
Site Area	1.27 ac
Setbacks	Refer to Diagram
Village Open Space	20% min.
Lodging Density	n/a
F.A.R.	n/a
Walls + Fencing	Refer to Guidelines

0 25 50 100'

I

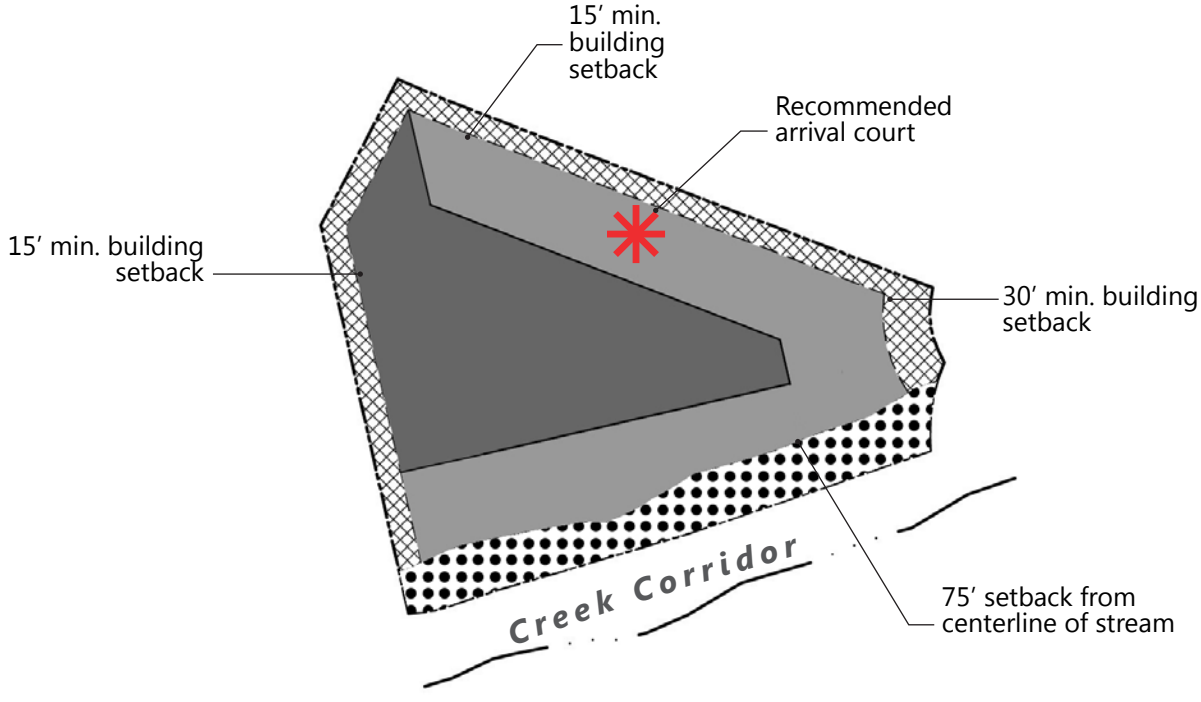


Figure B-12– Building I

Legend

- Site Boundary
- Building Setback

Building Height

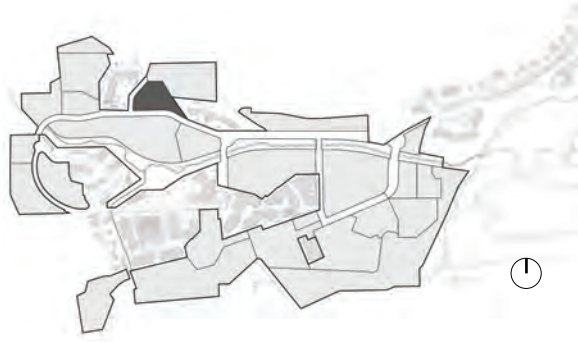
- 4 stories max. (78′ max.)
- 6 stories max. (102′ max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone
- Pedestrian & Bicycle Path

Development Standards	
Site I	VC-N-HI
Site Area	1.96 ac
Setbacks	Refer to Diagram
Village Open Space	25% min.
Lodging Density	41 du/ac max.
F.A.R.	1.9 max.
Walls + Fencing	Refer to Guidelines

Figure B-13– Building K



Legend

- Site Boundary
- Building Setback

Building Height

- 1 story max. (15' max.)
- 4 stories max. (64' max.)
- 5 stories max. (80' max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone

Development Standards	
Site K	V-N-HI
Site Area	1.84 ac
Setbacks	Refer to Diagram
Village Open Space	25% min.
Lodging Density	44 du/ac max.
F.A.R.	2.0 max.
Walls + Fencing	Refer to Guidelines

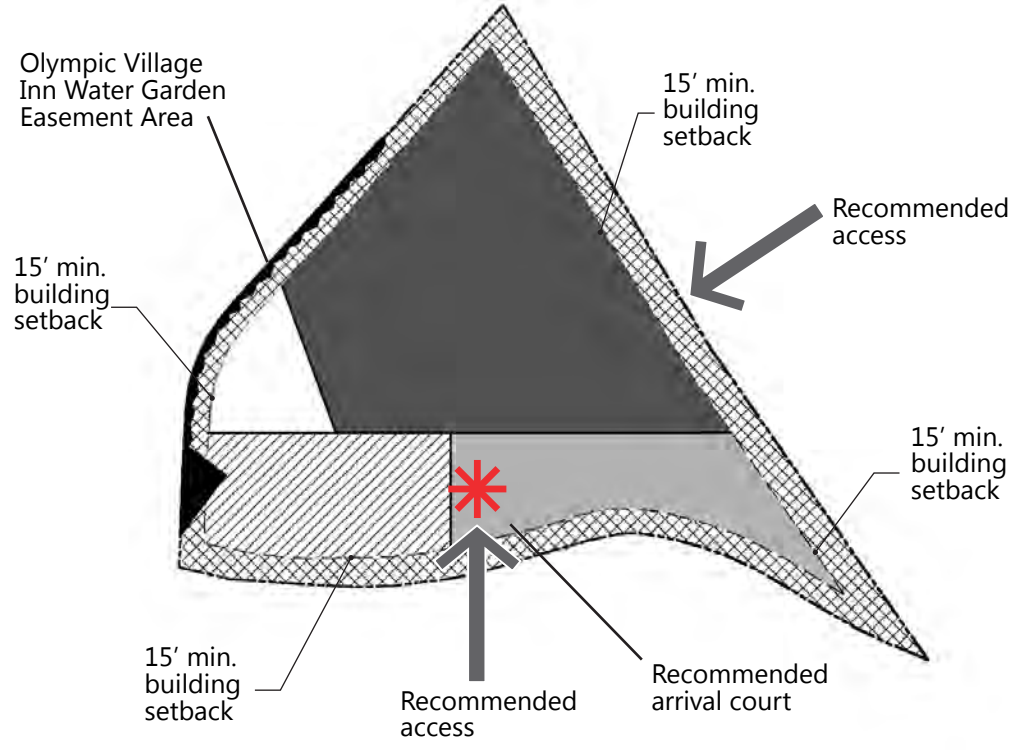
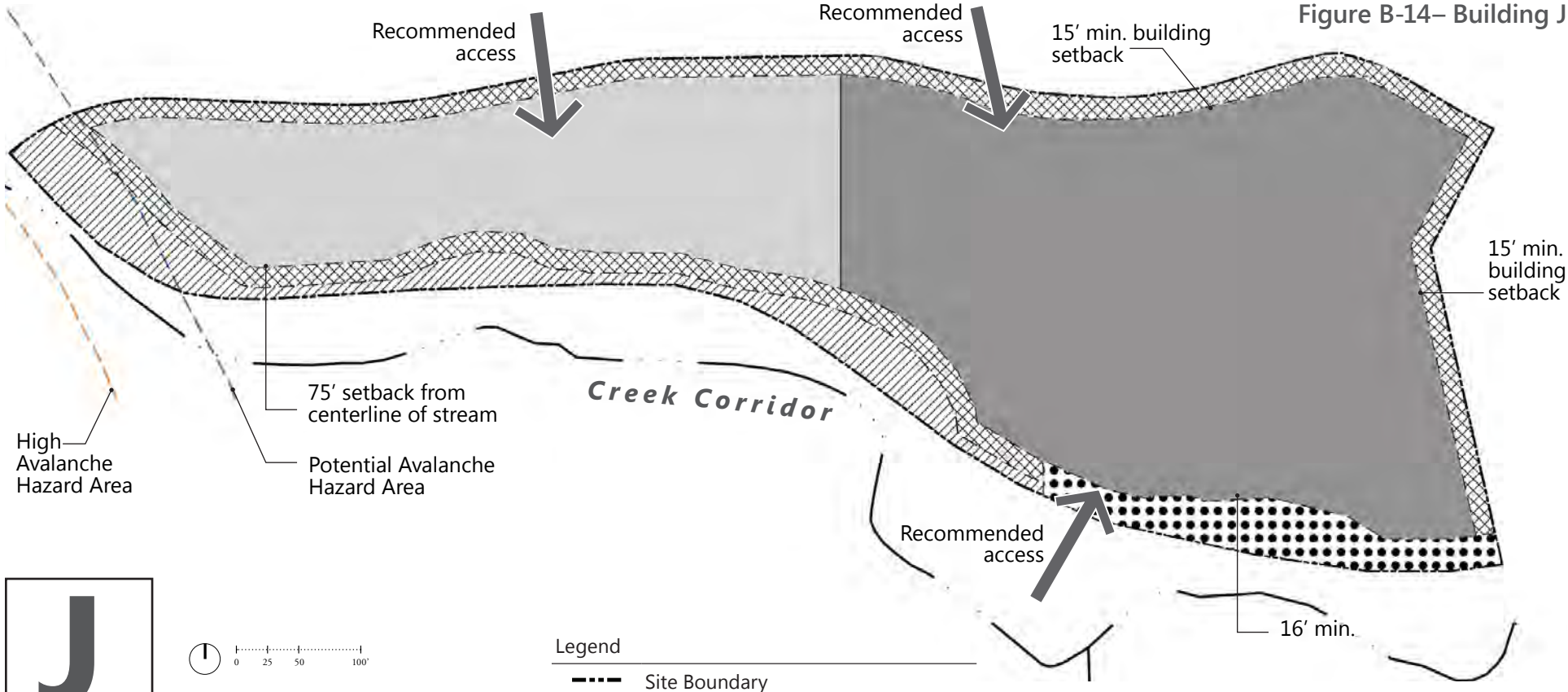


Figure B-14– Building J



Legend

- Site Boundary
- Building Setback

Building Height

- 3 stories max. (52′ max.)
- 4 stories max. (64′ max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone
- Pedestrian & Bicycle Path

Development Standards	
Site J	VC-N-MI
Site Area	6.35 ac
Setbacks	Refer to Diagram
Village Open Space	30%
Lodging Density	30 du/ac max.
F.A.R.	1.6 max.
Walls + Fencing	Refer to Guidelines

Figure B-15– Building M

Legend

- Site Boundary
- Building Setback

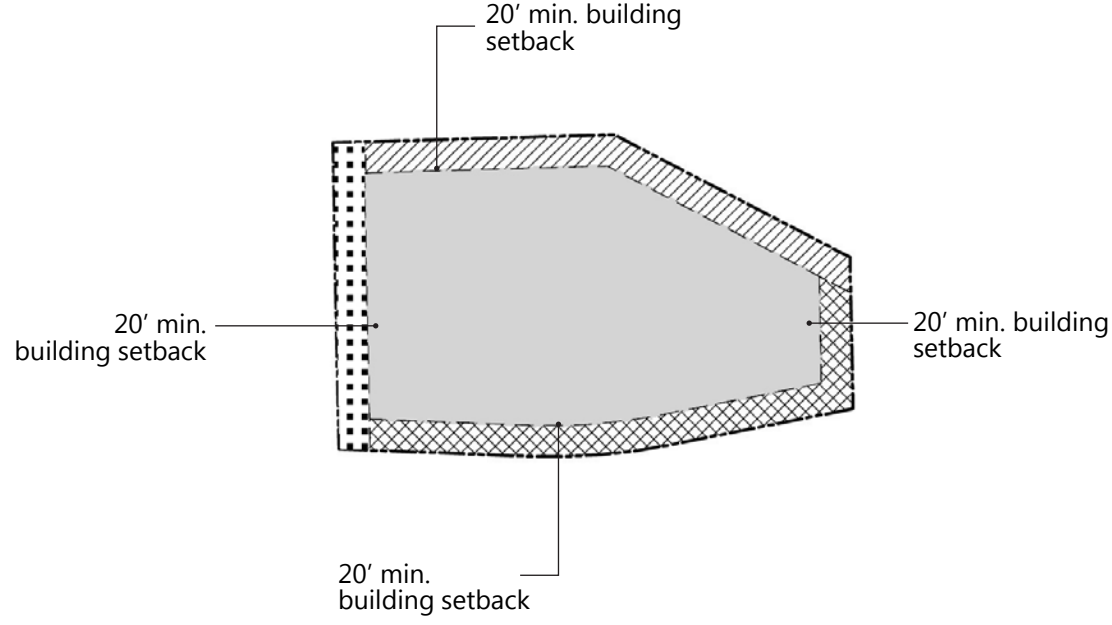
Building Height

- 3 stories max. (52' max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone
- Pedestrian & Bicycle Path

M

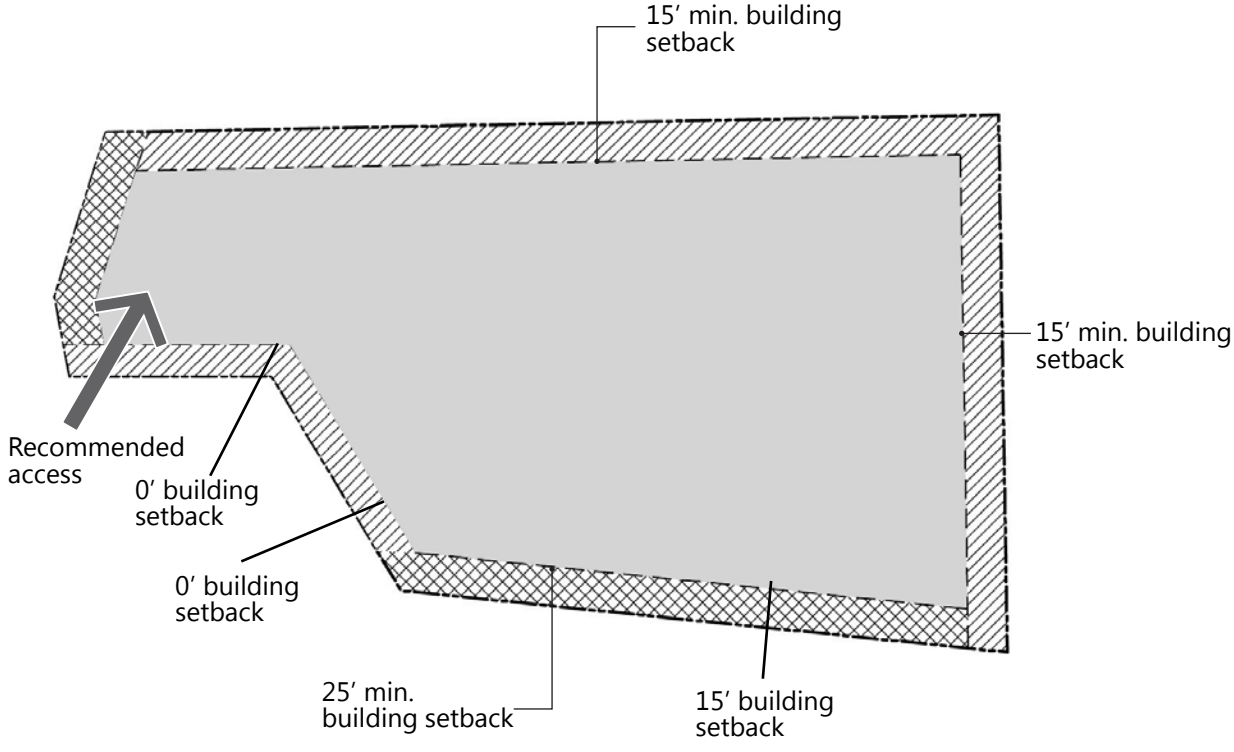


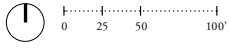
Development Standards	
Site M	VC-N-MI
Site Area	1.35 ac
Setbacks	Refer to Diagram
Village Open Space	20%
Lodging Density	n/a
F.A.R.	0.1 max
Walls + Fencing	Refer to Guidelines

Footnote: Existing easements to remain.

L

Figure B-16– Building L





Footnote: Tree clearing prohibited within developable area except for roads, driveways, and structures.

Legend

- Site Boundary
- Building Setback

Building Height

- 2 stories max. (40′ max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone

Development Standards	
Site L	M-LDR-LI
Site Area	3.73 ac
Setbacks	Refer to Diagram
Village Open Space	50% min.
Lodging Density	5 du/ac max.
F.A.R.	0.2 max
Walls + Fencing	Refer to Guidelines

Figure B-17– Building N

Legend

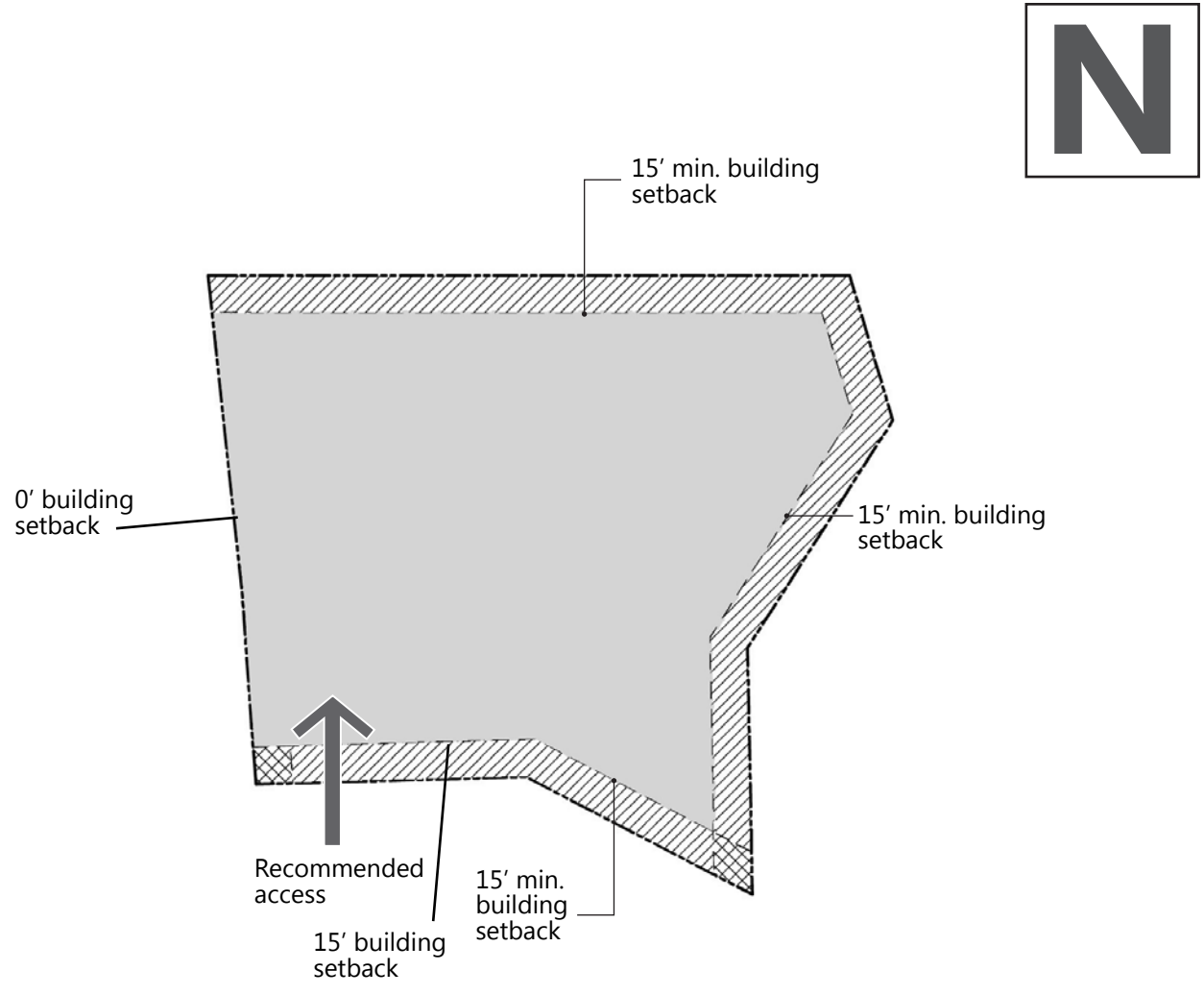
- Site Boundary
- Building Setback

Building Height

- 2 stories max. (40' max.)

Village Open Space

- Pedestrian Corridor
- Landscape Zone



Development Standards	
Site N	V-MN-LI
Site Area	3.13 ac
Setbacks	Refer to Diagram
Village Open Space	50% min.
Lodging Density	4 du/ac max.
F.A.R.	0.15 max
Walls + Fencing	Refer to Guidelines

Footnote: Tree clearing prohibited within developable area except for roads, driveways, and structures.

Figure B-18– Building F

Legend

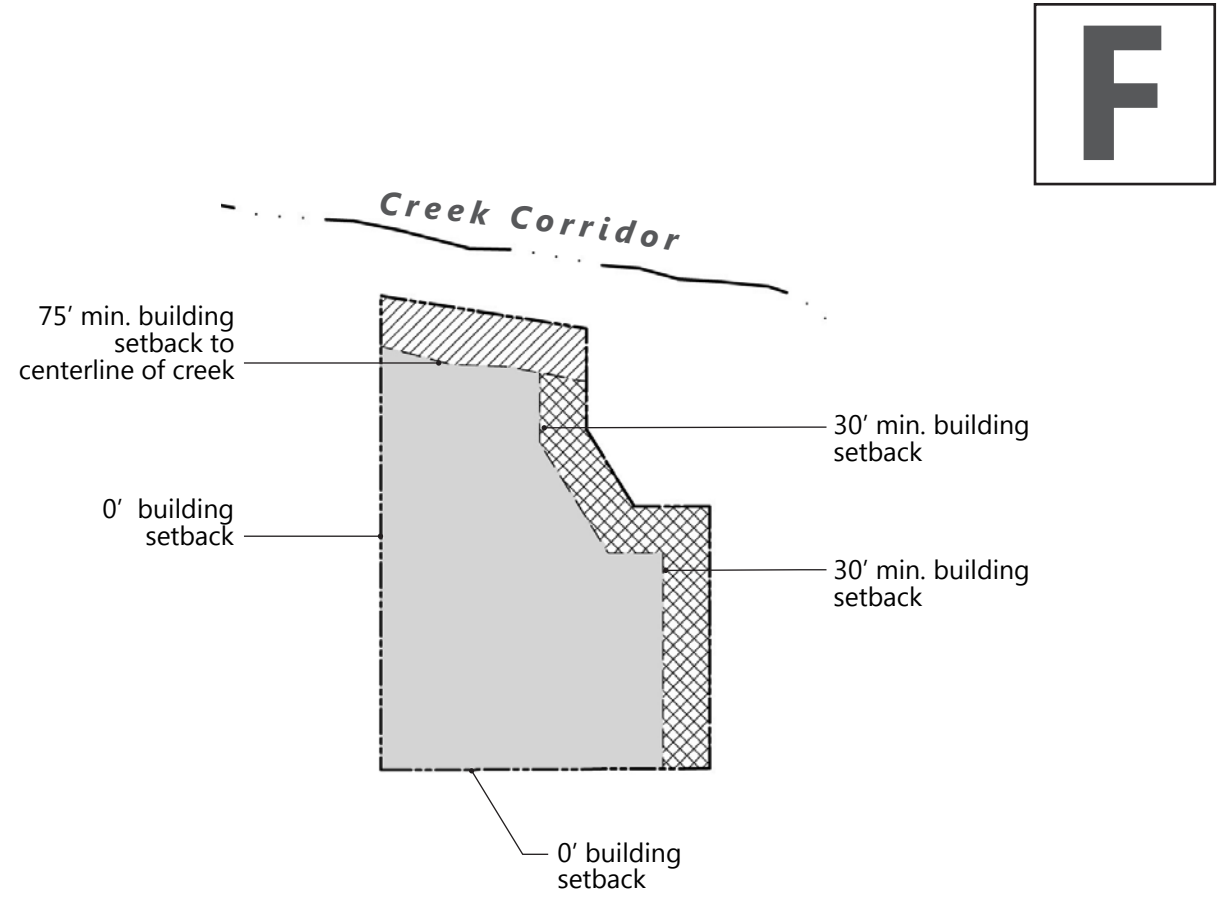
- Site Boundary
- Building Setback

Building Height

- 3 stories max. (52' max.)

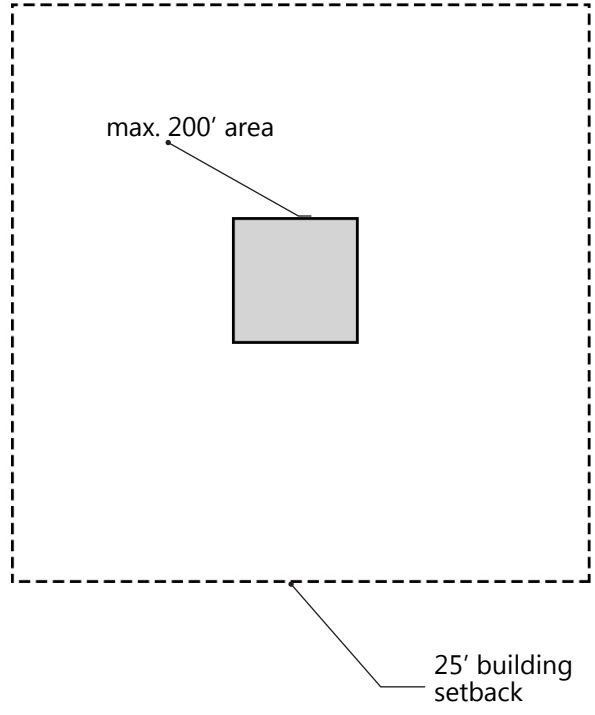
Village Open Space

- Pedestrian Corridor
- Landscape Zone



Development Standards	
Site F	V-HC
Site Area	1.21 ac
Setbacks	Refer to Diagram
Village Open Space	25% min.
Lodging Density	n/a
F.A.R.	1.1 max.
Walls + Fencing	Refer to Guidelines

Figure B-19– Support Structure



Legend

- Site Boundary
- Building Setback

Building Height

- 1 story max. (25' max.)

Development Standards	
Site S, R, Q, T, U, V, W, BB, CC	V-FR, V-CP
Site Area	variable
Setbacks	Refer to Diagram
Village Open Space	n/a
Lodging Density	n/a
F.A.R.	n/a
Walls + Fencing	Refer to Guidelines

Footnote: (1) Diagram not to scale with other building site graphics; (2) diagram shows only one potential building layout; (3) Support structure uses include but are not limited to bus shelters, hiker/pedestrian refuge, restrooms.

B4 Landscape and Urban Design Standards and Guidelines

B4.1 Urban Design Concept

The Village at Squaw Valley at the west end of the Squaw Valley basin is the logical center of activity for the Valley, the focal point for year-round recreation and an economic base for the Valley. To this end, the Specific Plan employs an urban design concept of mixed used neighborhoods centered on a high-density commercial core. The Plan Area consists of three main zones:

- The Village Core has the highest-density and greatest variety of use, with commercial and active recreational activities as well as residential and visitor accommodations. Here, a well-connected pedestrian network encourages users to park-once-and-walk.

- The Village Neighborhoods immediately adjacent to the core will be low to medium-density and accommodate a mix of uses and passive recreation.

- The Mountain Neighborhoods beyond will be low-density, primarily residential, and well-integrated with the mountain topography.

The Pedestrian Network: Passageways, Paths, Terraces, Plazas and Courtyards

The pedestrian network within the Village Core is an essential part of creating a vibrant, diverse mountain village. It is envisioned as a series of interconnected passageways, paths, terraces, plazas, and courtyards that provide access to all resort facilities and function as multi-use environments for walking, gathering, and shopping. These spaces are accessible to pedestrians only, with the exception of providing emergency access as required. Points along the network provide opportunities for social gatherings, including cultural and seasonal events.

- Passageways are the primary pedestrian thoroughfares that interconnect main outdoor spaces and resort facilities.

  - Passageways shall be 15 feet to 25 feet wide, as measured from building face to building face.

  - Amenities for pedestrians shall be provided (e.g. small pavilions or trellises, vendor carts and kiosks, water features, café tables and chairs, benches, and public art).

  - Pavement treatments should be selected to reinforce circulation patterns, enrich the outdoor environment, and compliment the adjacent architectural and streetscape design elements.

  - Planting should be used to help define gathering areas and screen service zones.

- Planting should be used to mitigate stormwater runoff.

- Paths are the smaller, secondary pedestrian ways that link the passageways, terraces, plazas, and courtyards.

  - Paths shall be 25 feet to 35 feet wide, as measured from building face to building face.

  - Elements to enrich the environment and provide visual interest should be provided (e.g. landscape pots, hanging gardens, decorative signs, and architectural elements such as wall-mounted trellises).

  - Pavement treatments should be selected to enrich the outdoor environment and compliment the adjacent architectural and streetscape design elements.

  - Planting should be used to add texture and color, especially to blank walls using vertical trellis systems as feasible.

- Terraces, Plazas and Courtyards are outdoor gathering spaces as described below:

  - *Terraces* are outdoor rooms that naturally extend from the indoors and anchor buildings to the land. Their function should correspond to the adjacent indoor use.

  - *Plazas* are the venues for larger gatherings, such as seasonal and cultural events, outdoor dining, active and passive recreation, public art, and water features.

  - *Courtyards* are the venues for smaller gatherings, such as outdoor cafés and smaller events/ performances.

  - Terrace pavement treatments should be coordinated with adjacent indoor floor materials.

  - Plaza and Courtyard pavement treatments should be selected to enrich the outdoor environment and compliment adjacent architectural and streetscape design elements. Where feasible, pervious paving should be used in low-traffic areas to soften the hardscape.

  - Plazas and Courtyards should provide for a mix of

seating options to accommodate different group sizes, exposure to sun or shade for year-round climatic comfort, and the need for shelter from the elements.

- Planting design in Terraces, Plazas and Courtyards should strive to improve building energy savings (e.g. summertime shade on south-facing walls), create hospitable microclimates (e.g. sunny spots in the winter, shaded areas in the summer, shelter from the wind), screen service areas, and mitigate stormwater runoff.

B4.2 Exterior Hardscape: Paving (pedestrian only), Walls and Retaining Walls

Objectives:

- Integrate site features, such as terraces, site walls, etc., with the natural topography or with adjacent building frontages.
- Utilize retaining walls to reduce slope gradients where needed.
- Utilize materials and colors that are or appear to be indigenous to the site and surrounding region.
- When feasible, utilize traditional construction methods, such as dry-stacked walls and boulder stabilization treatments.
- Wherever possible, utilize pervious paving treatments to maximize on-site stormwater infiltration, reduce runoff volumes and peaks, replenish aquifers, and reduce soil erosion.

Guidelines:

Paving (pedestrian only)

- Wherever feasible, pervious paving materials may be utilized to reduce impervious surface area.
- The selection of approved paving materials from local sources (within 500 miles of the site) and use of salvaged materials is encouraged.
- Approved pervious paving materials include:
    - Pervious concrete with integral color admixture
    - Stabilized or reinforced decomposed granite
    - Open-celled pavers

- Approved impervious paving materials include:
  - Natural stone
  - Unit/precast pavers
  - Integral colored concrete, banded with stone, brick, and or seeded
- Discouraged paving materials include:
  - Untextured, uncolored, rock salt, or broom finished concrete
  - Smooth trowel finished concrete
  - Compacted earth or sand
- Snow considerations for paving:
  - Paved terraces, plazas and courtyards should be located for maximum southern exposure to minimize snow and ice accumulation.
  - To the extent feasible, passageways and paths should also be located for maximum southern exposure. In addition, they should be wide enough to allow space with proper drainage for storing plowed snow.
  - Access for snow removal equipment should be considered in the design of the pedestrian network spaces: passages, paths, terraces, plazas and courtyards. Consider maintenance equipment needs when locating fences and walls.
  - Avoid sag vertical curves in paving which may result in water ponding if drainage systems are clogged.
  - Provide a shoulder sloping away from the pavement on the high side of roads and pathways to prevent icing on pavement when snow deposited on the shoulder begins to melt.
  - Maintain and protect pervious paving from snow removal equipment.
  - Avoid the use of curbs to reduce damage to snow removal equipment.

- Consider the use of snow melt systems for pavement, especially in high traffic and/or high visibility areas.

- Paved areas adjacent to ski terrain should be raised 18 inches above the finish grade of the earth area at the snow to allow for snow to fill in and for grooming to take place. Typical edge treatment should be 3 steps down from paving to finish grade. During ski season this allows for direct level transition from pavement to snow surface.

Walls and Retaining Walls

- Retaining walls should not exceed 10 feet in height. Terraced walls may be used to address grade changes exceeding 10 feet in height, provided that wall segments are separated by ample planting areas (minimum 4 feet wide).

- Retaining walls should not end abruptly but blend naturally with the adjacent topography, using grading methods, rock outcrops, and vegetation.

- Freestanding and retaining walls should be designed as an integral part of the building frontages or landscape features (i.e. extension of planter wall, connection to building frontage or entry) rather than as a separated feature.

- Freestanding and retaining walls should be built of attractive, durable materials that are compatible with the adjacent architecture.

- Freestanding walls adjacent to Passageways, Paths, Terraces, Courtyards and Plazas should not exceed four (4) feet in height.

- Appropriate retaining wall materials include:

  - Native or native-appearing natural stones and boulders

  - Natural stone veneers, installed to appear load-bearing and not veneered

  - Faux stone installed to appear load-bearing and not veneered

- Appropriate freestanding wall and support post materials include stone, brick, precast concrete, poured-in-place concrete, and stucco.

B.4.3 Driveways and Access Lanes

Objectives:

- Provide low-maintenance and snow-equipment compatible paving at driveways and access lanes and loading areas.

Guidelines:

- Driveways and access lanes shall be located away from building frontages, preferably at the rear of buildings.
- Entries and exits to driveways and access lanes shall be clear of any obstacles such as signs, planting, and structures.
- Approved paving materials for driveways and access lanes and loading areas include:
    - Asphalt
    - Rock salt, broom finished, or smooth trowel finished concrete, with or without integral color admixture.
    - Natural stone
    - Unit/precast pavers
    - Integral colored concrete, banded with stone, brick, and or seeded
- At driveway aprons and access lane entries and exits, decorative paving is encouraged. Approved paving materials include:
- Prohibited paving materials include:
    - Compacted earth, sand or gravel

B4.4 Fencing and Gates

Objectives:

- Screen service and refuse areas.
- Design and utilize durable materials that complement building frontages.

Guidelines:

- Fencing may not be used to define and enclose a property.
- Fencing and gates adjacent to Passageways, Paths, Terraces,

Plazas and Courtyards should not exceed 4 feet in height. Guardrails and pool fencing are exempt from this limitation and should meet all relevant code requirements. Fencing used to screen service and refuse areas are also exempt from this limitation and should adhere to the minimum height needed to provide screening of equipment and refuse/recycling bins.

- Fencing and gates should be built of attractive, durable materials that are compatible with the adjacent architecture.

- Chain link, barbed-wire, razor-wire, and corrugated metal fencing are not permitted.

- Appropriate fencing and support post materials include vinyl, fiber cement, metal, wood, and masonry (posts). Support posts should be used to add visual interest and break up long expanses in fencing, walls and railings. Masonry posts should measure minimum 18 inches per side or diameter. Metal, vinyl, and fiber cement posts should measure a minimum of 4 inches per side or diameter.

B4.5 Landscape and Plant Materials

An Approved Plant List has been created to include native and naturalized species. Many of the species are drought and cold-tolerant and well-adapted to the alpine environment. Refer to Appendix C for the Approved Plant List. Species not included in Appendix C may not be used within the Plan Area.

Objectives:

- Visually integrate new buildings with and reinforce connections to the existing mountain setting.

- Visually anchor buildings to the site using tree groupings and shrub planting.

- Frame significant views using planting materials.

- Design planting to seamlessly transition from the built environment to natural undisturbed areas.

- Take cues from the surrounding native plant communities for species selection, species mix, and planting patterns.

- Maximize on-site stormwater infiltration, reduce runoff volumes and peaks, replenish aquifers, and reduce soil erosion.

Guidelines:

General

- Re-vegetate all disturbed areas with a native plant palette to blend new development with the surrounding landscape.

- Locate groupings of trees and large shrubs to visually anchor building to the site.

- Locate planting material to frame views.

- Where feasible, incorporate low-impact development (LID) measures, such as bioswales, rain gardens, and cisterns, in the landscape.

Species Selection and Mix

- Refer to Appendix C – Approved Plant List.

- Trees and large shrubs adjacent to commercial establishments should be deciduous, with open branching structures, to ensure visibility.

- Trees and large shrubs should be carefully selected and located where they will complement the building elevation and not obscure retail storefront signage from view.

- Tree species should be selected with root growth habits that will not cause damage to paving.

- Energy conservation within structures should be addressed by recognizing the solar exposure on the site and providing appropriate tree species (deciduous trees on the southern exposure, mix of deciduous and evergreen trees along the eastern and western exposures, and evergreens along the northern exposure.)

Screening and Accent Planting

- Refer to Appendix C – Approved Plant List.

- Evergreen shrubs and trees should be used for screening around trash/recycling areas and mechanical equipment, and to obscure parking garages, surface parking and service areas.

- Vertical gardens, especially along the façades of parking structures, are encouraged. Wire mesh trellis systems (or similar) may be used and should be planted with vines.

- Seasonal native flowering shrubs and trees should be planted throughout the Village Commercial – Core pedestrian environment, including areas adjacent to passageways, in plazas and courtyards, as a frame for building entrances and at pedestrian network intersections.

Water Conservation

- Water intensive landscaping, such as turf grass, should

be concentrated in areas of high visibility and use, such as Plazas and Courtyards. The combined square footage of turf grass and water features (e.g. fountains, ponds, etc.) should be minimized to reduce water use and evapotranspiration.

B4.6 Irrigation

- Minimize water use for planting areas through appropriate plant selection and efficient irrigation systems. Refer to Appendix C – Approved Plant List.

- To the highest extent possible, eliminate the use of potable water for irrigation by using non-aquifer sources of water including the use of existing on-mountain wells, and when feasible, using reclaimed water.

Guidelines:

- Efficient irrigation systems (drip, subsurface, low-flow, etc.) should be utilized wherever possible.

- Other water-saving equipment should be utilized whenever possible, including but not limited to smart ET (evapo-transpiration) based controllers, satellite weather stations, and soil moisture sensors.

- Other water-saving techniques should be utilized whenever possible, including: utilization of native and naturalized species (see Appendix C – Approved Plant List) adapted to the local precipitation patterns, requiring minimal supplemental watering except during times of drought; proper amendment of soil to support minimal watering; and grouping species with similar watering needs.

- Where feasible, make non-potable sources of water available for irrigation purposes through rainwater catchment and storage and the installation of grey and/or black water systems.

B4.7 Exterior Lighting

In the Sierras, the experience of natural darkness at night and seeing the stars above is possible on cloudless evenings due to the clear mountain air and the lack of light pollution. Preservation of this resource not only benefits visitors and residents alike but also the region's wildlife. The Specific Plan regulates both the type and quantity of outdoor light sources, requiring lamps to be shielded and low glare to minimize ambient light and 'light trespass'. Where appropriate, the use of motion sensors and automatic shut-off timers for outdoor lighting is another way to minimize nighttime light pollution.

Objectives:

- Maintain the dark nighttime sky and reduce

impacts to wildlife.

- Reduce the energy demand of outdoor lighting.

- Establish a warm, inviting character.

Guidelines:

- Exterior lighting should be kept to an absolute minimum as required for safety and address identification at entrances, driveways, and buildings.

- Security lighting connected to motion sensors is permitted.

- Exterior light fixtures shall have downward-facing, horizontal cut-off features to hide the light source. Uplighting is not allowed. Lighting shall be shielded to minimize glare and directed to minimize light spill to adjacent open space areas.

- Equip exterior lighting systems with motion sensors and automatic shut-off timers to reduce the hours of lighting when none is necessary (i.e. after retail and recreational establishments have closed for the night).

- Light fixtures shall utilize energy conserving lamps, with lamp accessories for creating warm-toned lighting that accurately renders true color. Lights that emit harsh, glaring white light are not allowed.

- Light fixture designs should complement adjacent architecture.

B4.8 Exterior Service/Loading Areas and Utilities

Objectives:

- Reduce the visual and noise impact of services equipment and services areas.

- Design utility connections with future technology and energy conservation principles in mind.

Guidelines:

- Electrical transformers and similar utility structures shall be undergrounded or placed in the rear of buildings. If undergrounding is infeasible due to preexisting site conditions, the facility shall be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment.

- Utilities lines shall be installed underground on alignments that minimize grading, vegetation removal and other land disturbances. Avoid long, straight cuts through the landscape.

- Rooftop mechanical and electrical equipment, microwave antennae, or building elements to screen such equipment shall be designed as an integral part of the building architecture.

- All exterior trash and storage areas, service yards, loading docks and ramps, trash compactors, wood service poles, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, HVAC units, communications equipment, etc., shall be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial and durable, and the screening should be well-designed. Generally, all such elements should be located to the rear of buildings and/or away from public frontages.

- Trash enclosures shall include adequate, accessible and convenient areas for collecting and loading recyclable materials. Dimensions of the recycling area shall accommodate receptacles to meet the recycling needs of the project. To determine the appropriate dimensions needed for dumpsters and waste wheelers, contact the solid waste and recycling management representatives.

- Generators, HVAC units, and trash compactors, and similar equipment shall be placed in enclosures to mitigate noise.

- Electrical service within parking structures is encouraged to allow for future installation of car charging stations.

B5 Architectural Design Objectives

The following section sets forth Guidelines and Standards for all improvements relating to new construction of building(s), renovation, alteration or addition to the exterior finish of an existing structure including massing, exterior finishes, color and suggested sustainability measures.

The following architectural objectives have been identified for all buildings in the Plan Area:

- Build on regional architectural traditions to create contemporary buildings. Draw from the region's architectural traditions to create contemporary building designs that reflect the regional climate and utilize locally-available building materials. Designs should draw inspiration from traditional mountain architecture, which

used bold building forms, rustic treatments, broad sheltering roofs, and roof structures expressed with framing, outriggers and rafter tails.

- Articulate building facades and massing to reduce the apparent bulk and size of buildings. The stepping of ridgelines and introduction of balconies, building projections and other architectural elements should be used to create the impression that buildings are smaller than they actually are. Architectural design is to be integrated with the landscape design to create buildings that are set into the landscape and responsive to the climate and site.

- Emphasize designs that bring the outdoors in. Design buildings that evoke the outdoor lifestyle of the region. Buildings should take advantage of the setting by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces to the outside to create outdoor rooms. Decks, balconies and windows should be located and designed to capture views, maximize sun and shade (depending on season), and reduce wind exposure.

- Incorporate sustainable measures in building designs. Designing an efficient building, including ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade and wind conditions, minimizes the building's requirement on mechanical heating and cooling systems.

- Create a variety of designs that maintain a unified whole. Buildings should create a varied yet unified resort. A high level of architectural diversity shall be implemented, including at least six building types throughout the project. Architectural design should incorporate the design concepts and details of traditional North American mountain architecture as well as the objectives noted throughout these guidelines. All neighborhood designs should be integrated into the overall open space systems using the following architectural concepts:

    - *Responsive*: Buildings and landscape elements should respond to the climate and site setting.

    - *Handcrafted Appearance*: Designs should emphasize well-proportioned detailing that has a custom appearance.
      Simple: Roofs should have simple, straightforward forms with overhangs that provide shade at windows and shelter at entries and porches. Detailing and massing should reflect an organic, informal aesthetic rather than a formal, "ornamental" approach.

    - *Indoor/Outdoor*: Building massing should utilize transitional spaces for easy access to the outdoors from all rooms of the house to reinforce the indoor-outdoor relationship.

B5.1 Building, Form, Mass and Scale

Objectives:

- Create building forms that reflect the shape and drama of the mountain setting.

- Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.

- Utilize building offsets and projections to create strong shadow lines, textures and scale.

- Ensure that buildings and improvements within distinct neighborhoods are connected and integrated into the overall resort.

Guidelines:

- Building forms are to be designed with three main components:

    - *Foundation walls* should merge with the ground plane and be expressed as structural stone walls generally one story or less in height. The intent is to obscure the line of demarcation between structures and the ground plane.

    - *Building walls* should be expressed as horizontal wood or composite siding, stone structures, or textured and colored concrete and stucco.

    - *Roof forms*, which include slopes, gable ends, and dormers, should be the dominant element of the building and should be designed to safely hold the snow.

- The massing of any building should respond to the size, setting and environmental characteristics of the site.

B5.1.1 Low and Medium Density Buildings

The following guidelines apply for all low and medium density buildings, including townhomes, condo-townhome hybrids, small condominium buildings, cabins, and smaller community buildings:

- Building masses should use simple, bold rectangular forms that are residential in scale. Townhome groupings should appear as collections of individual, distinctive homes.

- Variation of building exteriors should occur between townhome units or stacks of condominiums within the same neighborhood to avoid excessive repetition of building forms and to break down the scale.

- Shed roofs and other single story elements should be introduced to reduce the apparent height and mass of buildings.

- Facade and roof design variations should occur between units by introducing architectural elements, such as

Figure B-20– Typical Grand Camp Building Form, Mass & Scale

dormers, gables balconies and/or patios that vary from unit to unit.

- Building masses should be composed of clusters of building forms so that they appear to be a collection of individual masses and not rows and/or stacks of essentially identical "products".

- Building massing should be broken into a variety of volumes, reflective of interior spaces and uses.

B5.1.2 High Density Buildings

The following guidelines apply for all large scale buildings, including condominiums, condo hotels and attractions:

- Large scale buildings (buildings over 4 stories) should utilize a variety of forms, arranged in a hierarchy with one form clearly dominant. The dominant form of a building should generally be located towards the center of the building. Subordinate masses should step down on the sides to anchor buildings to the land and the surrounding Village.

- Accent features (architectural elements that add interest

and relief to building elevations) should be incorporated in order to create the sense that the building consists of a collection of building forms rather than one large unarticulated rectangular mass. High density buildings may incorporate the following techniques to create accent features:

- The use of full-height stacked balcony elements or other building projections to break up the perceived building length;
- The incorporation of building projections of various heights that are approximately the size of a bedroom, living room or large alcove;
- Variations in building materials at entries, balconies and other building projections.
- Porte cocheres, entry gables, shed roofs, balconies and other single story elements should be introduced to reduce the apparent height and mass of buildings and to provide shadow and texture.

B5.2 Building Height

Objectives:

- Incorporate varied Building Heights to reinforce the creation of a diverse and vibrant Village atmosphere and to preserve key views of surrounding mountain peaks
- Utilize Building Heights that maximize solar access for outdoor areas and the pedestrian network.

All Buildings are to comply with the building height criteria as specified for each Parcel as set out in the Development Standards included in Appendix B3. Refer to Appendix B Section B2.2 for Building Height definition.

B5.3 Roofs

Objectives:

- Utilize simple, gabled roof forms.
- Express traditional roof structural systems.
- Use natural or natural appearing roof materials to help blend rooftops into the surrounding mountain setting.

Guidelines:

- A visible hierarchy of roof forms should be incorporated in the overall design of individual buildings as well as the overall "collection" of masses in a neighborhood. A dominant "primary" roof plane with "secondary" roof

planes should be established for all buildings.

- Roofs should generally be simple gable forms and are to avoid complex intersections and awkward pitches. Shed roofs may be used on porches and secondary roofs. Approved roof shapes are:
    - Gable
    - Gable on gable
    - Clipped gable
    - Partial or full hip
    - Shed roof (to be used over porch element, dormers or on Accessory Structures)

B5.3.1 Roof Pitch

- Roof pitches for dominant roof forms should be shallow enough to hold snow (maximum 6:12 pitch). Shed roof elements may utilize 2:12 to 6:12 pitches. Flat roof sections are acceptable on on secondary roof elements.
- Roofs should have overhangs that reduce glass reflectivity, improve the energy efficiency of buildings, offer protection at outdoor patios, decks and terraces and provide summer shade while still allowing for penetration of winter sunlight.

B5.3.2 Roof Materials

- Roof materials are to be Class A roofing materials. Approved roof materials are:
    - Composition shingle
    - Approved synthetic or other materials
- Secondary roof materials may also include naturally patinaed metals, such as:
    - Painted metal
    - Zinc/galvanized finish
    - Copper
    - Oxidized or antiqued steel

B5.3.3 Snow Conditions

- Roofs may be designed with metal eaves to reduce damage from ice damming.
- Roof forms shall consider snow and rain shedding to maintain safety in areas adjacent to walkways, driveways, utilities and other outdoor areas. Roof plans should be designed in concert with site and landscape plans.
- The technical design of roofs, including ventilation detailing and insulation, should consider the factor of severe snowfall, snow accumulation and the potential for associated ice dams.
- Properly-placed snow guards may help retain snow on the roof to avoid potentially dangerous avalanching of snow.
- Snow guard braces and rails made of steel should be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be constructed of timber.
- In general, roofs should be designed structurally and with shallow pitches to retain the snow.

B5.3.4 Dormers

- Dormers may utilize gable, hipped or shed roof styles.
- Dormers should be used to break up long ridgelines and are encouraged for daylighting opportunities as well as their aesthetic contributions to the building's architecture.
- Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions.

B5.3.5 Chimneys, Flues and Roof Vents

- Chimneys should be finished with stone or stone appearing material to match that used elsewhere on the building.
- Crafted detailing of stone or metal chimney caps is encouraged.
- Large flues and vents (especially on high density buildings) should be consolidated and enclosed within chimney-like enclosures.
- Small flues such as plumbing vents may be exposed if painted to match the adjacent roof.

B5.3.6 Gutters, Downspouts and Flashing

- The overall design and strategic placement of roof forms should be the primary method of managing and/or collecting water run-off and snow-shedding. Gutters and downspouts should divert water from entries and outdoor rooms towards surface drainage.

- Gutters, downspouts and flashing should be fabricated from zinc, copper or other durable materials with a galvanized or painted finish that will patina and/or weather to blend with adjacent walls and roofs.

B5.3.7 Skylights and Satellite Dishes

- Skylights may provide energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights should fit with the design and proportions of the building and roof forms.

- Exposed metal should be anodized or factory finished a dark color to match or accent surrounding roof materials.

- Skylights should comply with the following standards:

- Glass should be clear, flat and non-reflective. Skylights should be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights are not permitted.

- Skylights should be located to minimize visibility from golf areas and adjacent sites and roadways.

- Satellite dishes should not exceed 1 meter in diameter. Satellite dishes should be located to minimize their visibility and painted to match roofs and/or other adjacent building materials.

B5.4 Exterior Walls and finishes

Objectives:

- Use materials, finishes and colors that relate the buildings to the mountain setting and create a vibrant Village setting.

Guidelines:

- A variety of exterior wall types may be incorporated into building design. No more than three exterior wall treatments may be used on any one building.

- Where changes in wall material occur, there should be a clear break in the surface plane. Materials should be consistently applied to all sides of a building.

B5.4.1 Stone Walls (including natural appearing

faux stone, stucco or colored, textured concrete)

- Stone used for exterior walls should appear indigenous to the region.
- Stone surfaces should have a structural, dry-laid appearance. Mosaic patterns are not permitted. Walls should incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes should be laid horizontally. Horizontal and vertical joints are to be frequently interrupted.
- Stone should turn corners and may not be used only on one wall facade.
- Large boulders may be integrated with foundation walls, especially at corners, in order to anchor buildings to the site.

B5.4.2 Wood or Wood Substitutes

- Appropriate wood siding treatments may include:
  - Shingle
  - Board and batten
  - Horizontal or vertical siding
  - Fiber Cement (such as Hardiplank and Hardishingle) appropriately textured and colored to have a weathered and varied surface
- A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.
- Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.
- Utilizing reclaimed wood is encouraged to create an authentic rustic appearance.
- Wood siding is to be used in accordance with the Squaw Valley Fire Department.
- The use of wood and lumber certified by the Forest Stewardship Council (FSC) or similar sustainably harvested wood is encouraged.

B5.5 Exterior Doors and Windows

Objectives:

- Utilize high performance windows and doors.
- Place windows and doors to take advantage of views and to emphasize the connection to the outdoors.
- Orient windows to maximize natural daylight and ventilation opportunities.

Guidelines:

- Window placement should respond to the setting to capture daylight, take advantage of prevailing breezes and limit summer heat gain. Carefully placed window devices, such as clerestories, dormers, and skylights may increase daylighting opportunities. Operable windows should be incorporated to take advantage of ambient cooling effects from prevailing breezes in the summer.
- Doors should avoid the danger of shedding snow by placing them under gable roofs or other protected roof areas.
- Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors.
- Individual windows and lites should be primarily rectangular in form, vertically oriented, with larger, undivided panes surrounded by smaller, divided windows.
- Divided lites should be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites.
- Large expanses of glass may be used to capture views when set within a structural frame. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather and minimize glare.
- Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support.
- Windows and doors set within wood and shingle walls should be trimmed on all sides.
- Appropriate window types include double-hung, casement and fixed windows.
- Windows and doors should be wood, vinyl clad, metal clad with a natural finish, or bronze anodized finish. Unfinished

aluminum windows are not permitted. Doors, windows, and door frames should be stained and/or painted in accordance with Section B5.7 - Colors.

- Energy Star windows or similar high performance solutions are required. These products reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer.

B5.6 Accessory Structures and Garages

Objectives:

- Integrate all accessory structures with the architectural vernacular of the main building.

Guidelines:

- All accessory structures (any building detached from the main building) should be subordinate to the main buildings and utilize the same or similar detailing and stylistic qualities.

- Where possible garage entries should be screened from the street by grading driveway entries below the line of site, using vegetation screening, extending roof overhangs or building projections, and/or reorienting doors.

- Separate garage buildings should be subordinate to the main buildings and oriented facing away from the street frontage.

- Garage doors should be recessed a minimum of 6 inches, as measured from the outside face of the wall.

- Recreational vehicles, boat trailers and similar vehicles may not be parked onsite overnight.

B5.7 Color

Objectives:

- Select field and accent colors that complement the Village mountain setting.

B5.7.1 Wall Color

- Exterior walls should be compatible with the colors of the natural landscape.

- Stone color should relate to existing rock outcroppings around the site. Bright, reflective stone such as white or buff limestone is not permitted.

- Wood may be treated or stained to let natural grains show through, but dark enough to recede into the surrounding forest landscape.

- Green Seal certified products and/or other similar products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces.

B5.7.2 Roof Color

- Roof colors should be greens, dark grays and/or browns, textured to blend the building into the mountain setting.

- When metal roofs with factory-applied finishes are specifically approved, metal finish colors should simulate natural roof colors.

B5.7.3 Details and Trim

- Trim and detail colors should be subtle variations of colors found on the site, including trees, flowers and other vegetation (browns, brick/brown reds, off-whites, warm grays, sage grays/greens, deep greens, and beiges).

B5.8 Building Materials Selection

Objectives:

- Increase indoor air quality by selecting materials with low levels of VOCs.

- Minimize consumption of resources by selecting recycled and salvaged materials.

Guidelines:

One of the main goals in sustainable design is to select and specify environmentally preferable materials for site development. In general, criteria for selection should include the conventional selection criteria such as strength, cost, appearance and suitability as well as sustainable criteria such as environmental impact, durability and toxicity. Builders may consider using the following building materials selection guidelines, while still retaining the mountain design aesthetic for their homes:

- Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.

- Use building materials that may be recycled at the end of their useful life to the extent possible.

- Incorporate salvaged materials into building designs. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and decorative detailing salvaged from older buildings that can be refinished and/or remilled.

- Use building materials that minimize the emission of VOC's and other pollutants.

B5.9 Mechanical Systems and Energy Efficient Building Envelopes

Objectives:

- Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.
- Utilize efficient indoor lighting products and appliances.
- Employ renewable energy sources.

Guidelines:

Designing buildings to reduce reliance on mechanical intervention for the maintenance of physical comfort levels is recommended. The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural shading devices. Such designs will reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation and effective shading. While designing and building on the site, the incorporation of the following sustainable design principles is encouraged.

- Provide a high level of individual occupant control for thermal, ventilation and lighting systems. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.
- Design a building's orientation, massing, and window design to maximize effective daylighting and reduce the building energy requirements, without increasing glare and/or electric lighting loads that offset glare. The selection and extent of window glazing should vary, depending on the criteria required by the window's location including solar heat gain, energy performance, daylighting, views and glare factors. Exterior sun controls, including porches, overhangs, trellises, balconies and shutters may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.
- Utilizing higher efficiency heating and cooling equipment is required to lower operation costs.
- When possible, locate the HVAC air handler and ductwork inside the building envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.
- The use of ENERGY STAR® appliances is required to produce less heat than traditional options.

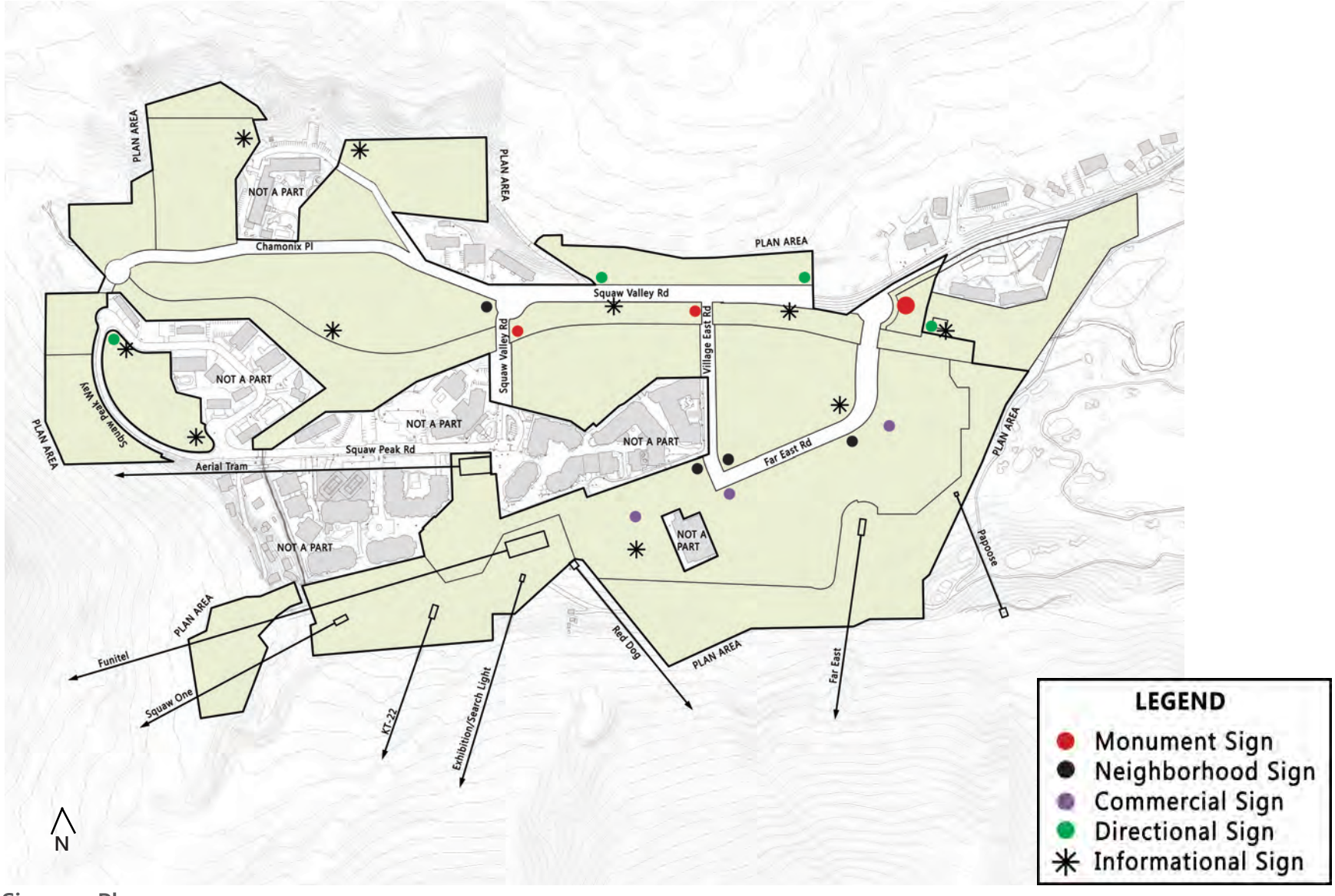


Figure B-21– Signage Plan

B6 Master Sign Plan

B6.1 Guiding Principles

The main goal of the signage section is to provide a coordinated direction for community and commercial signage that communicates information in a visually pleasing manner consistent with the Valley setting. These Standards are intended to provide for visual consistency among sign types throughout the Specific Plan area. Refer to Figure B-21 for the proposed signage plan.

- All signs are to relate to the mountain setting. Signs are to use unadorned, simple and refined forms, details and materials that are respectful of the past and at the same time forward-looking.

- Signs are to be in scale with adjoining roadways, trails and buildings. Signs are to be sized and designed so that a sense of scale relates to its setting. Materials and colors are to be compatible with the surrounding buildings and landscape.

- Signs should be designed and located to enhance the pedestrian experience and deemphasizes the importance of the automobile. Sign designs and graphics are to complement the cultural, historical and environmental setting.

B6.2 General Sign Standards and Guidelines

All signs within the Plan Area shall be designed to satisfy the following Standards and Guidelines and applicable provisions of the Placer County Zoning Ordinance.

- Signs shall be maintained in good condition, always clean and free from graffiti or other disfigurations.

- Surrounding landscaping should be maintained to allow for visibility and to enhance the sign face and structure. Plantings surrounding the sign should help blend the sign with the landscape setting.

- Signage shall be reviewed for compliance with the signage Standards described in this Section.

- Signs shall be constructed of durable, long lasting materials of high quality.

- Illumination of signs shall comply with applicable lighting Standards and Guidelines within this document.

- Any lighted sign shall be illuminated only by continuous and stationary light sources. If the light sources are external to the sign or are otherwise physically detached from the sign, they shall be directed at the sign so that only the sign face is illuminated.

- Lettering on signs shall be proportional to the sign and shall be in a font and style that is consistent with project signage throughout the Plan Area. All materials are to be non-reflective. This standard does not apply to street signage.

B6.3 Monument Signs

The purpose of monument signs is to identify specific access points to the project and within the project. Monument signage shall comply with the following Standards:

- Monument signage shall be located to identify the primary arrival points to the ski mountain. Monument signage shall not be used to identify residential neighborhoods.
- The size of the sign shall be in scale to the surrounding landscape and/or adjoining road.
- Monument signage shall be constructed of a combination of wood, colored, textured concrete and/or indigenous stone treatments.
- All finishes shall be non-reflective.
- The sign structure must be located to integrate the structure with the natural and enhanced landscape.

B6.4 Residential Signs

Neighborhood signs may be used to identify neighborhoods in the Village. Neighborhood signs shall be consistent with the overall design theme of the Village, while relating to the character of each neighborhood. In general, neighborhood signs shall be understated and shall be sized to be smaller than Monument signs. General neighborhood signage Standards are described below.

- Neighborhood signs may be located at the entrance to neighborhoods.
- Neighborhood signs shall be located within open space areas.
- Landscaping shall be incorporated at the base of the sign to blend the signage into the landscape.
- Residential signage should be constructed predominately of wood, with metal and/or stone accents.
- Sight line considerations shall be considered in locating signage.

B6.5 Commercial Signage

B6.5.1 Sign Types

Commercial signs may be located only within the property boundaries of the business which they advertise. The following sign types are permitted for display:

- Projecting/Hanging - Signs that project from, and are supported by, the wall of a building or structure (excluding wall signs). Projecting/hanging signs are the preferred sign type.
    - Projecting/hanging signs are not to extend more than five (5) feet out from a building wall.
    - Projecting/hanging signs are generally not to exceed twelve (12) inches in thickness.
- Awning - Signs or lettering affixed to or painted on an awning.
- Wall - Signs affixed to, painted on, or erected flush with a building or structure so that the text and/or image of the sign is displayed in a plane parallel to the wall or structure. Individual, cut and/or raised lettering attached to walls are likewise considered wall signs.
- Freestanding - Signs that are supported from the ground by some structural element, such as columns, poles or braces, or by the sign itself and is not in any way connected to any part of the building.
    - Freestanding signs are only permitted when set in an adequately-sized landscape area that does not impede or obstruct the pedestrian corridor (minimum four (4) feet of pedestrian clearance).
- Window Sign - a sign that is painted on or attached to a window or a sign that is displayed inside a building so that it is easily readable from outside the building.
    - Only one window sign is permitted per window unless otherwise approved by the DRC.
- Menu Box - Any sign that is enclosed in glass to exhibit a menu. Menus posted flat against the interior of a window are also defined as a menu box.

B6.5.2 Approved Materials and Colors

- Commercial signs are to be constructed predominately of natural, wood and metal materials.

- Approved materials include carved and/or painted wood with iron accents and iron/metal signs with a handcrafted appearance. Signs with highly reflective materials, plastics, neon and illuminated letters are not permitted.

B6.5.3 Sign Height

The following sign heights are permitted for each sign type:

- Projecting/Hanging signs are not to extend above the eaveline of one-story buildings or above the finished floor of the second story. The bottom of hanging signs are to be located a minimum of eight (8) feet above finished grade when located adjacent to, or above, any pedestrian corridor or public right-of-way.

- Freestanding signs are not to exceed six feet six inches (6'6") in height as measured from ground level.

B6.5.4 Sign Area

The maximum sign area is based on the lineal footage of each storefront. The maximum area of signs is as follows:

- The maximum square footage of sign area allotted any store or restaurant is equal to 100% of the total linear feet of the store front:

  - Total area = (linear feet of store frontage) x 1.0.

  - For example, a storefront of 25 feet in length may have a total of 25 square feet of signage. (25 sf = 25 ft x 1.0)

- Only 66% of the surface area of double-faced signs is to be counted against the maximum square footage, provided the two faces are parallel and mounted flush with each other.

- Only 85% of the surface area of a wood relief sign, or of a wall or awning sign with wood cut lettering, is to be counted against the maximum square footage.

- The square footage of lettering painted on or otherwise applied directly to a wall, window and/or awning is to be measured as the area of the perimeter formed by the words and/or phrases in whole and is to be included in the maximum allowable area.

- Any structural element supporting a sign is not to be included in the maximum square footage.

- All signs, regardless of maximum area allowed, must be appropriately scaled to surrounding buildings, streets, and pedestrian areas.

- The following sign area maximums are to be observed, independent of the above restrictions, for the following sign types:
    - *Hanging Sings* - ten (10) square feet maximum on any one facade prior to any area reduction calculations.
    - *Wall Signs* (at the second floor) - ten (10) square feet maximum.
    - *Window Signs* (except lettering painted directly on the window) - three (3) square feet maximum.

B6.5.5 Design and Font Type

- Signs are to utilize designs and letter fonts that reflect the Sierra mountain aesthetic and historical traditions.
- The use of "non-square", relief, pictographic and statuary (three-dimensional) signs is appropriate.
- Signs shall blend natural textures and materials, such as wood with iron, and use symbols, images and/or three-dimensional carvings to portray the nature of the business and/or service advertised.
- Contemporary interpretations of traditional sign designs that draw from historical details are encouraged.

B6.5.6 Commercial Sign Illumination

Exterior lighting is to provide a subtle "glow", yet be minimal enough to preserve the nighttime sky at Squaw Valley. Sign illumination is to be designed together with the exterior building and store window lighting so that all commercial lighting combines to create a warm, indirect, subdued light that encourages nighttime pedestrian activity.

- All lighting is to be shielded and directed downward, reflecting directly off the sign. Light bulbs and/or tubes should not be visible to passing vehicle and/or pedestrian traffic.
- The intensity of lighting is to be subdued so that the illumination of the sign does not exceed that necessary to make the sign visible to vehicle and/or pedestrian traffic along the nearest street or pedestrian corridor.
- Sign illumination may not cast any light directly onto the street or pedestrian corridor.
- Internally lit signs are not permitted.

- All light fixtures, conduit and shielding are to utilize simple design details and natural, handcrafted finishes. They are to be painted colors consistent with those used on the sign itself.

- Illuminated signs are not to be directed toward any residential living space.

- Low intensity light sources are to be used, preferably with translucent or frosted glass lenses. The color of light is to be "warm", similar to that of daylight, rather than "blue" light. Sources are to be color corrected to achieve this result. The use of incandescent lighting is to be avoided because of its inefficient energy use.

B6.6 Directional Signage

Directional signage assists in navigation through the Plan Area and assists in locating community features such as amenities, ski facilities, and natural features. Directional signs shall be located near major intersections or decision points along streets or pedestrian ways. The following Standards shall apply:

- The size of the sign should be adapted to its location and use, using larger directional signs for vehicular uses and smaller signs for pedestrian settings.

- Directional signage shall be constructed predominately of wood with metal accents.

- The signage shall not be located where it will impair the visibility for passing motorists, pedestrians, or cyclists.

- Signage should not include more than four directional location listings.

- Landscaping shall be incorporated at the base of the sign to blend the signage into the natural landscape.

B6.7 Temporary Signs

Temporary signs for marketing, leasing, real estate sales, and community identities are permitted consistent with Section 17.54.170 of the Placer County Zoning Ordinance. In addition, the following Standards shall apply:

- Signs shall be not taller than five feet six inches (5'6") in height and not wider than six feet (6').

- Signs shall reflect a relative degree of permanence.

B6.8 Prohibited Signs

Prohibited signs include, but are not limited to, the following:

- Billboards or any large signs that change regularly.
- Inflatable signs, icons or logos.
- Animated, flashing or moving signs.
- Signs with exposed fluorescent lighting.

B6.9 Regulatory Signs

Signs required to regulate safety aspects such as street speed limits and other advisory traffic signs shall be consistent with Placer County and State of California motor vehicular sign Standards. Regulatory signs may include street signs, speed limit signs, access signs and parking signs. Enhancements to post/support materials and sign backing are required.

B6.10 Street Signs

Street signs shall comply with the following Standards:

- Street signs shall identify the names of the streets and other circulation corridors within the Plan Area.
- Poles may be treated wood or metal, painted a color to match the other site signage to be used throughout the project.

B6.11 Trail Signs

Trail signs shall comply with the following Standards:

- Carved, incised or burned lettering is encouraged.
- Trail signs shall be constructed of wood and/ or metal and should have a handcrafted appearance.
- Trail signs should be simple with hand hewn weathered character.
- Permitted trail signs types include:
  - Single post and cross arm signs
  - Single post and bracket signs

- Single post and suspended sign
- Two post signs
- Two post suspended signs
- Low horizontal signs
- Tree mounted signs

- Trailhead signs should meet user needs while allowing the setting to dominate.

B7 Master Lighting Plan

B7.1 Guiding Principles

On a cloudless evening, the night sky is an essential part of the Sierra experience for visitors and residents alike. This view is made possible by the clear mountain air and the lack of light pollution from development. In order to help protect this visual resource, the Specific Plan regulates both the type and quantity of outdoor light sources. Careful selection of shielded or low glare/ photometric luminaries will minimize ambient light and "light trespass" in order to preserve night views of the sky. Requiring the use of motion sensors for outdoor lighting, where feasible is another way to protect the night sky.

The following principles regarding lighting have been identified:

- Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment on the Plan Area with minimum "light trespass" effects to the night sky.
- Protect and maintain the nighttime visual environment and the night sky by minimizing glare and excess or misdirected lighting.

The intent is to design a lighting system that maintains public safety and security while curtailing to the extent feasible the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill.

B7.2 General Lighting Standards

- Focus all exterior lighting in a downward direction. If signs, natural or architectural features need illumination, light will be focused downwards. Orient and locate exterior fixtures to focus light inward to minimize light encroachment onto neighboring residences and use of white light sources where feasible.
- Incorporate pedestrian lighting into landscape design along major pedestrian paths at appropriate intervals.

- Where lighting for security purposes is desired or needed, motion sensor-activated lights shall be used to augment area illumination rather than continuous lighting.

- All lighting shall be installed in such a manner to reduce the effect of ambient lighting, light trespass and light pollution. All lighting fixtures shall be of appropriate scale and intensity for the use intended.

- The use of metal halide lighting is prohibited unless otherwise approved by the Planning Director.

- Carefully direct exterior lighting to illuminate only the area needed for safety and security and in accordance with IESNA Standards. Refer to standards from Illuminating Engineering Society of North America (IESNA) for recommended light levels.

- Select the lowest possible lighting levels and in no case exceed the recommended practice levels.

- Lighting uniformity at pedestrian areas will be encouraged to provide safety and security lighting (generally in the 0.5:1 average footcandle range). All lighted areas should be within a 10:1 maximum to minimum lighting level ratio.

- Utilize light shielding and cut-off fixtures to reduce ambient light.

- Prohibit reflective surfaces below lighting .

- Use the minimum fixture height necessary to accomplish the desired objective. Pole-mounted luminaries should be mounted at heights suitable for the intended lighting purpose. Roadway or parking lot light standards should be only as high as required to accomplish the necessary illumination while being in scale with the surrounding landscape and structures. Light fixtures should stay clear of snow storage areas.

- Encourage solar powered low voltage lighting.

- Low-level lighting is encouraged for building and street identification numbers consistent with emergency response requirements.

B7.3 Street and Pedestrian Way Lighting

In general, street lighting is to be kept to the minimum while still providing public safety and retaining the village character of the area.

- Streetlights shall be provided and installed to the satisfaction

of the Department of Public Works (DPW). In general, street lighting shall illuminate necessary intersections for public safety but shall not utilize formal patterns with regular spaced light standards along roads.

- Full cut-off luminaries (fixtures) shall be used for all street lighting, thus minimizing potential direct glare and light pollution. Dropped dish (ovate) refractors shall not be used in roadway luminaries. Only full cut-off light luminaries with flat lenses or other recessed and shielded design shall be permitted.

- Streetlights, as well as other lights in public areas, shall be of a simple design and consistent in color and style with the surrounding architecture.

- In residential areas, lighting shall be installed at roadway intersections as needed. Reflective devices shall be used as an alternative to lighting areas such as roadway curves.

B7.4 Village Commercial - Core Lighting

In addition to the general Standards in Section B7.2 the following standards apply to the Village Commerical -Core areas. The main principle in these areas is to design storefronts and associated mixed-use areas so that indirect light from storefronts creates a subtle "glow" for pedestrian areas.

- High-pressure sodium lights shall be used for parking lot lighting as needed. High-pressure sodium is preferred for buildings and pedestrian lighting while other technologies such as fluorescent may be employed to minimize lighting levels.

- The use of metal halide lighting is prohibited unless otherwise approved by the Planning Director and the Design Review Committee.

- Site lighting including lighting for parking lots shall minimize direct upward light and light trespass.

- Landscape accent lighting should be controlled. If used to highlight prominent features, special plantings, and pathways, only the minimal light levels necessary shall be employed. Light sources should be concealed so not to distract form the actual object that is being illuminated.

- Architectural lighting from indirect or hidden sources may be used for wall washing and overhead down lighting.

B7.5 Prohibited Lighting

- The following lighting types are prohibited:

    - quartz

- mercury vapor
- laser light or similar high intensity for advertising or entertainment
- searchlights
- glass tubes filled with neon (except for backlighting)
- metal halide lighting

B7.6 Exemptions

- The following lighting is exempt from the Plan Area because they are governed by other lighting safety regulations:
  - Lighting in swimming pools and other water features governed by Article 6080 of the National Electrical Code.
  - Exit signs and other illumination required by building codes.
  - Lighting for stairs and ramps, as required by the building code.